

R05-17-A-002 CITY DEPARTMENTS

Administration 288-1485
Airport 288-4095
Building 288-1403
Cemetery 284-2904
Fire 288-3323
Police 288-4411
Sewage Treatment 288-3383
Street 284-7743
Water 288-3381

City of Dixon

121 West Second Street • Dixon, Illinois 61021 • Telephone (815) 288-1485
www.discoverdixon.org • inquire@discoverdixon.org

December 20, 2016

US EPA Region 5 Brownfields
ATTN: Mr. Matthew Didier
77 West Jackson Boulevard
Mail Code SE-7J
Chicago, Illinois 60604-3507

Dear Mr. Didier:

On behalf of the City of Dixon, I am pleased to submit this Proposal for a \$300,000 Community-Wide Brownfields Assessment Grant. With these funds, Dixon proposes to conduct environmental site assessments and cleanup planning for brownfield properties within the City, with particular emphasis on the riverfront and downtown corridors.

The City of Dixon is situated along the scenic Rock River in northwest Illinois. This quintessential river city has been a treasure to residents, businesses, and tourists alike since its settlement in the early 1800's. Dixon is probably most well-known as being the boyhood home of President Ronald Reagan, as the City welcomes tens of thousands of tourists each year that visit several significant historical sites and landmarks associated with President Reagan throughout the City. Even with its quaint culture, it is not surprising that the City of Dixon has brownfield legacy issues to address. Dixon's historic economic base was comprised of the movement of goods by river and rail, industrial mills, and various manufacturing facilities located on Dixon's riverfront and throughout the adjacent downtown. With the development of more modern manufacturing and industrial facilities over time, most of the major employers shut down their operations, leaving Dixon's formerly industrial-lined waterfront and downtown vacant, underutilized, and blighted. Dixon's working class population suffered job loss, and neighborhoods outside of the downtown became disconnected from the City.

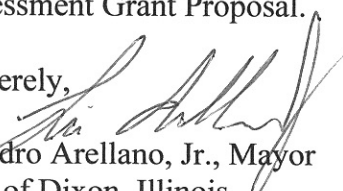
I am proud to emphasize the fact that the City of Dixon has taken great care in crafting an economic revitalization plan for the City, focusing on the riverfront and downtown corridor. This corridor extends along the riverfront and connects the rest of the City to the riverfront/downtown area. Dixon's historic past, including its former industrial core, waterfront, oldest neighborhoods, downtown, and several long-standing commercial businesses, are located within this corridor. While this corridor is the location of many of Dixon's potential brownfields sites, the City has also recognized that this corridor contains many revitalization catalyst sites. When redevelopment potential is attained, the riverfront/downtown area will be the key focus of economic development for the City, a prime residential development area, and will offer untapped river access and unique green/natural space amenities, which are all significant community needs of Dixon.

While the Riverfront/Downtown Corridor is the key to Dixon's economic development strategy and revitalization catalyst, Dixon's rising tide has not yet reached the corridor and its neighborhoods, as demonstrated by the demographics. The Riverfront/Downtown Corridor poverty rate is higher than the County, State, and Nation; and the Corridor's unemployment rate is more than double that of the State and Nation. The impact of job loss and other brownfield-related economic factors were felt throughout the City of Dixon, but have been felt more acutely by the residents of the Riverfront/Downtown Corridor. The loss of quality jobs within walking distance of developed, downtown neighborhoods not only increased unemployment and poverty in the Corridor, but impacted the viability of neighborhood businesses and services that come with a thriving neighborhood economy. Brownfields have had a significant economic impact on Dixon.

Applicant Identification:	City of Dixon, 121 West 2 nd Street, Dixon, Illinois 61021
DUNS Number:	082046194
Funding Request:	\$300,000 Community-Wide Assessment Grant (\$150,000 Petroleum, \$150,000 Hazardous Substances)
Location:	City of Dixon, Lee County, Illinois
Chief Executive:	Mr. Liandro Arellano, Jr., Mayor 121 West 2 nd Street, Dixon, Illinois 61021 Phone: (815) 288-1485 Email: liandro.arrellano@discoverdixon.org
Project Director:	Mr. Cole O'Donnell, City Manager 121 West 2 nd Street, Dixon, Illinois 61021 Phone: (815) 288-1485 Email: cole.odonnell@discoverdixon.org
Submittal Date:	December 20, 2016
Project Period:	October 1, 2017 – September 30, 2020
Population:	15,733 (US Census Bureau, 2010)

We hope that this Proposal demonstrates the City of Dixon's need for brownfields assessment funding and recognizes the redevelopment and community benefits that Dixon will experience with these funds. Thank you for your consideration of this US EPA Community-wide Assessment Grant Proposal.

Sincerely,


Liandro Arellano, Jr., Mayor
City of Dixon, Illinois

ATTACHMENT A:

THRESHOLD CRITERIA

**CITY OF DIXON, ILLINOIS
COMMUNITY-WIDE BROWNFIELDS ASSESSMENT GRANT**

THRESHOLD CRITERIA

1. Applicant Eligibility: The City of Dixon is a General Purpose Unit of Local Government and an incorporated municipality of the State of Illinois. The City of Dixon has the authority to enter into a cooperative agreement with the United States Environmental Protection Agency.

2. Community Involvement: Involving the community of the City of Dixon and soliciting feedback regarding Brownfields activities and redevelopment plans are essential to Dixon's Brownfields Program's success. Communication is a two-way process, and the City's ultimate goal is to keep the community informed and involved so they remain aware of potential concerns, questions, and solutions. The City of Dixon's Community Involvement Plan is laid out below:

Community Involvement Plan: The City of Dixon will build an alliance amongst key stakeholders and community partners that will be involved in the City's environmental redevelopment issues. If this grant is awarded, the City will create a Brownfields Redevelopment Advisory Committee to guide them in their site inventory, prioritization, and redevelopment efforts. These community engagement efforts will bring together residents, visionaries, community groups, government entities, and private and non-profit organizations to marshal financial and intellectual resources to improve the overall economic and environmental well-being of the City and its residents.

Through this entire process, the City has been very vocal and transparent about their brownfield redevelopment plans, and they will continue in the same manner if they are awarded these assessment funds. In November 2015, armed with the most recent Brownfields Inventory, the City of Dixon held a Public Meeting to discuss brownfields within the City and to explain the City's pursuit of brownfields grant funding. Any Community/Public Meeting in the City of Dixon is highly publicized through various outlets, including: local newspapers, local radio stations, social media, and the City's website. At the November 2015 Public Meeting, the attendees were presented with Fact Sheets on the proposed assessment project which described the brownfields program overall and how it would aid the City in their redevelopment efforts. When this project commences, Dixon will continue to hold Public Meetings as necessary to relay information about the assessment process, including project milestones and redevelopment updates.

In addition to the Community/Public Meetings, the City of Dixon will also hold Brownfields Redevelopment Advisory Committee meetings regularly. At these meetings, the brownfield sites will be analyzed and redevelopment plans will be discussed. This Proposal outlines our Community Partners, who will be vital members of our community involvement plan by broadcasting the City's Brownfields news at their regular meetings and events. The City will maintain the authority to make final decisions on the use of the grant funds, but will use their Community Partners' and Brownfields Redevelopment Advisory Committee Members' input in shaping those decisions. For any cleanup planning activities funded by this grant, the City will seek the community's input into cleanup and redevelopment decisions by presenting information regarding the proposed cleanup and reuse plans at one or more community meetings in collaboration with their appropriate Community Partners. Translation services are available through the City and via social media postings, so we will accommodate any non-English speaking residents/stakeholders, etc., when it is appropriate.

Communicating Progress: As the City moves forward with the proposed assessment activities, the City will develop fact sheets on the status of brownfields assessment activities at important junctures. They will post these fact sheets on their webpage, at City Hall, and will utilize any necessary social media to notify the public of any activity with a direct link to the City's webpage. Once the Brownfield Assessment activities commence, the City will be sure to remain in regular, transparent communication with their residents and stakeholders.

Since the City's proposal is community-wide, the focus of the notification program will be on the City as a whole, but with particular emphasis on the riverfront/downtown corridor. The

CITY OF DIXON, ILLINOIS
COMMUNITY-WIDE BROWNFIELDS ASSESSMENT GRANT

appropriate notification methods that Dixon will utilize include newspaper articles, web publishing/posting, social media postings, and City Council meetings. In addition, our Community Partners will play vital roles in the community outreach efforts, directly notifying their organizations, as well as other civic and social groups to ensure the widest reach. If the City is awarded this grant funding, they will continue with the utilization of diverse notification methods to ensure that they reach a broad audience. The City of Dixon does have a sizeable Hispanic population, so the City will need to translate the community notification information into Spanish. In addition, the City of Dixon will seek out translation services for any households directly impacted by any assessment work. For any cleanup planning activities funded by this grant, the City will seek the community's input into cleanup and reuse decisions by presenting information regarding the proposed cleanup and reuse plans at community meetings in collaboration with their Community Partners.

ATTACHMENT B:

REGIONAL PRIORITIES FORM and OTHER FACTORS CHECKLIST

Appendix 3 - Regional Priorities Form/Other Factors Checklist

Name of Applicant: City of Dixon, Illinois

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.F., please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

Region 5: Coordinated Public Funding for Brownfields

Page Number(s): Pages 9, 10, 12, 13, 14, and 15

Assessment Other Factors Checklist

Please identify (with an **X**) which, if any, of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Target brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	6, 7, 8, 9
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	9, 10
Recent natural disaster(s) (2012 or later) occurred within community, causing significant community economic and environmental distress.	3
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	

Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties.	
Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.	
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

ATTACHMENT C:

LETTER FROM STATE ENVIRONMENTAL AUTHORITY (IEPA)



ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 • (217) 782-3397

BRUCE RAUNER, GOVERNOR

ALEC MESSINA, ACTING DIRECTOR

November 9, 2016

City of Dixon
Attn: Cole S. O'Donnell, City Manager
121 W. 2nd Street
Dixon, Illinois 61021

Dear Mr. O'Donnell:

The Illinois Environmental Protection Agency (Illinois EPA) has received your request for a letter of acknowledgement for an upcoming Brownfields Assessment Grant application to U.S. EPA. The City of Dixon is applying for a \$150,000 Brownfields Assessment Grant for Hazardous substances and a \$150,000 Brownfields Assessment Grant for Petroleum from U.S. EPA. Both grants will be used to perform community-wide assessments.

If The City of Dixon identifies properties in the target area(s) potentially contaminated with petroleum, it must seek an eligibility determination from Illinois EPA before conducting site-specific assessments.

Illinois EPA acknowledges The City of Dixon's efforts to obtain federal Brownfields funds for this project. If you have any questions, please contact me at (217) 785-7492 or by email at valerie.a.davis@illinois.gov.

Sincerely,

A handwritten signature in black ink, reading "Valerie A. Davis", with a stylized flourish at the end.

Valerie A. Davis
Programs Advisor
Bureau of Land

c: Matt Didier – U.S. EPA Region 5
Bridgette L. Stocks – Fehr-Graham Engineering & Environmental

ATTACHMENT D:

DOCUMENTATION FROM COMMITTED FIRM LEVERAGED RESOURCES



Illinois Department of Transportation

Office of the Secretary
2300 South Dirksen Parkway / Springfield, Illinois / 62764
Telephone 217/782-5597

October 13, 2016

Mr. Cole O'Donnell
City Manager
121 West 2nd Street
Dixon, Illinois 61021

Dear Mr. O'Donnell:

The Illinois Department of Transportation is pleased to inform you that your project has been selected for Cycle 12 Illinois Transportation Enhancement Program (ITEP) funding for the City of Dixon – Bike Path Extension Project project, ITEP #241013. Congratulations on your successful application. The Department received 241 project applications requesting over \$261 million. The tremendous interest in this program made it very competitive.

The ITEP commitment for this project will not exceed \$2,000,000, pending a more detailed project review, specifically to determine eligible federal costs. Certain items are ineligible for federal reimbursement, such as contingency fees, routine maintenance and road work. The deadline for this award to be federally authorized is September 30, 2019 or funds will be rescinded.

Please contact Mr. Anthony Baratta, District Two Local Roads and Streets Engineer, by telephone at (815) 284-5380 immediately to discuss program requirements and preparation of any agreements and/or contracts. Projects within a Metropolitan Planning Organization (MPO) planning boundary are required to be listed in the local MPO's Transportation Improvement Program (TIP). Questions regarding the ITEP may be directed to Ms. Christy Davis in the Bureau of Programming at (217) 785-8492.

All ITEP grant recipients must be registered with the State of Illinois in order to comply with the Grant Accountability and Transparency Act (GATA) 30 ILCS 708. Please see the attached GATA Pre-Award Requirements document for further instructions on registration and requirements that must be met before ITEP funds can be used. You may also send inquiries to DOT.GATA@illinois.gov for further assistance.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Randall S. Blankenhorn'.

Randall S. Blankenhorn
Secretary

**DIXON
AREA**
CHAMBER OF
COMMERCE
AND INDUSTRY

SERVING THE DIXON AREA SINCE 1887

DIXON AREA CHAMBER OF COMMERCE & INDUSTRY

101 West Second Street, Suite 301 • Dixon, Illinois 61021

Phone: 815.284.3361 • E-mail: john.thompson@dixoncc.com

www.dixonillinoischamber.com

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of the Board:*

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of the Board:*

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Vicki L. Carlson

Administrative Secretary

Vicki L. Bantrup

December 7, 2016

Mr. Matthew Didier

USEPA Region 5

77 West Jackson Boulevard

SE-7J

Chicago IL 60604-3507

RE: City of Dixon, Illinois, Brownfields Cleanup Grant Applications

Dear Mr. Bradley:

Dixon Area Chamber of Commerce and Industry is a business association committed to building a better and stronger community. The Chamber has collaborated with the City of Dixon, Illinois, for over 125 years on community projects in a list too long to include in this letter. We look forward to actively working with the City of Dixon to improve community health and vitality through its proposed Brownfields Program.

We strongly urge the USEPA's support and funding of the City of Dixon's Brownfields Assessment Grant application, which will focus on identifying and assessing brownfields sites leading later to completing cleanup and reuse planning for sites found to be contaminated..

Over the next three years, we anticipate contributing to the Dixon's Brownfields program in the following ways:

1. By serving on the City of Dixon's Brownfields Redevelopment Advisory Committee [BRAC]. This commitment will include, at minimum, participation in advisory meetings totaling approximately 18 hours over three years, for an in-kind equivalent of \$900.
2. By participating in stakeholder outreach efforts for the purpose of assisting the City in reaching a wide and diverse group of citizens and stakeholders in the brownfields planning, cleanup and redevelopment process. This commitment will include, at minimum, approximately 10 hours over three years, for an in-kind equivalent of \$500.

3. By participating in coordination between brownfields planning and redevelopment activities and the City of Dixon. This commitment will include, at minimum, 10 hours over three years, for an in-kind equivalent of \$500.
4. By assisting the City of Dixon in working with property owners to educate them about the brownfields program and help gain site access for environmental assessment activities. This commitment will include, at minimum, 10 hours over three years, for an in-kind equivalent of \$500.

The economic vitality of the City of Dixon is a high priority for the Dixon Chamber. I know that the City is dedicated to assessing, remediating, and redeveloping brownfields properties to create productive economic and green space uses and that cannot be accomplished without financial help. I urge the USEPA's funding of the City of Dixon's applications, which will help advance cleanup and revitalization efforts in our community.

Sincerely,

A handwritten signature in black ink, appearing to read "John R. Thompson". The signature is fluid and cursive, with the first name "John" being the most prominent.

John R. Thompson
President/CEO

**LEE
COUNTY**
INDUSTRIAL
DEVELOPMENT
ASSOCIATION

SERVING LEE COUNTY SINCE 1960

LEE COUNTY INDUSTRIAL DEVELOPMENT ASSOCIATION

101 West Second Street, Suite 301 · Dixon, Illinois 61021

Phone: 815.284.3361 · E-mail: john.thompson@dixoncc.com

www.dixonillinoischamber.com

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Gary R. Gehlbach
Partner
Ehrmann Gehlbach Badger
Lee & Considine, LLC

Co-Chairman of the Board:

David Schreiner
President/CEO
KSB Hospital

Vice Chairman of the Board:

Vacant

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Ex-Officio:

David Atkinson
Tom Nauman
Jared Nicholson
Don Ross
Marilyn Shippert

LCIDA Professional Staff:

President/CEO:

John Thompson

Administrative Secretary

Vicki Bantrup

December 7, 2016

Mr. Matthew Didier
USEPA Region 5
77 West Jackson Boulevard
SE-7J
Chicago IL 60604-3507

RE: City of Dixon, Illinois, Brownfields Cleanup Grant Applications

Dear Mr. Bradley:

Lee County Industrial Development Associations (LCIDA) is an economic development organization committed to building a better and stronger regional economy. LCIDA has collaborated with the City of Dixon, Illinois, for over 50 years on many projects in a list too long to include in this letter. We look forward to actively working with the City of Dixon to improve community health and vitality through its proposed Brownfields Program.

We strongly urge the USEPA's support and funding of the City of Dixon's Brownfields Assessment Grant application, which will focus on identifying and assessing brownfields sites leading later to completing cleanup and reuse planning for sites found to be contaminated.

Over the next three years, we anticipate contributing to the Dixon's Brownfields program by serving on the City of Dixon's Brownfields Redevelopment Advisory Committee [BRAC]. This commitment will include, at minimum, participation in advisory meetings totaling approximately 18 hours over three years, for an in-kind equivalent of \$900.

The economic vitality of the City of Dixon is a high priority for LCIDA. I know that the City is dedicated to assessing, remediating, and redeveloping brownfields properties to create productive economic and green space uses and that cannot be accomplished without financial help. I urge the USEPA's funding of the City of Dixon's applications, which will help advance cleanup and revitalization efforts in our community.

Sincerely,



John R. Thompson
President/CEO



KREIDER SERVICES

People Reaching Their Fullest Potential

12 December 2016

Mr. Matthew Didier
USEPA Region 5
77 West Jackson Boulevard
SE-7J
Chicago IL 60604-3507

RE: City of Dixon, Illinois, Brownfields Assessment Grant Application

Dear Mr. Didier:

Kreider Services is a community social services agency committed to providing meaningful supports for people with disabilities. Kreider Services has collaborated with the City of Dixon, Illinois, for decades on community projects including TIGER, industrial development, the rehabilitation of the old Post House, housing development, and recycling. We look forward to actively working with the City of Dixon to improve community health and vitality through it Brownfields Program.

We strongly urge the USEPA's support and funding of the City of Dixon's Brownfields Assessment Grant application, which will focus on identifying and assessing Brownfields sites and completing cleanup and reuse planning for sites found to be contaminated..

Over the next three years, we will contribute to Dixon's Brownfields program in the following ways

1. By serving as a member of the City of Dixon's Brownfields Redevelopment Advisory Committee [BRAC]. This commitment will include, at minimum, participation in advisory meetings totaling approximately 18 hours over three years, for an in-kind equivalent of \$2000.
2. By participating in stakeholder outreach efforts for the purpose of assisting the City in reaching a wide and diverse group of citizens and stakeholders in the Brownfields planning, cleanup and redevelopment process. This commitment will include, at minimum, approximately 10 hours over three years, for an in-kind equivalent of \$1000.



KREIDER SERVICES

People Reaching Their Fullest Potential

3. By participating in coordination between Brownfields planning and redevelopment activities and the City of Dixon. This commitment will include, at minimum, 20 hours over three years, for an in-kind equivalent of \$2000.
4. By assisting the City of Dixon in working with property owners to educate them about the Brownfields Program and help gain site access for environmental assessment activities. This commitment will include, at minimum, ten hours over three years, for an in-kind equivalent of \$1000.

The economic revitalization of the City of Dixon is a high priority for Kreider Services. I know that the City is dedicated to assessing, remediating, and redeveloping Brownfields Properties to create productive economic and green space uses. But it cannot be done without financial help. I urge the USEPA's funding of the City of Dixon's applications, which will help advance cleanup and revitalization efforts in our community.

Sincerely,

Jeffrey J. Stauter
Kreider Services
Executive Director

December 5, 2016

Mr. Matthew Didier
USEPA Region 5
77 West Jackson Boulevard
SE-7J
Chicago IL 60604-3507

RE: City of Dixon, Illinois, Brownfields Assessment Grant Application

Dear Mr. Didier:

As President/CEO of Katherine Shaw Bethea (KSB) Hospital, I understand the need for a healthy, sustainable environment to protect the residents of our communities and to bolster our public health and economic growth.

I offer my support for the City of Dixon's application for USEPA Brownfields Assessment Grant funding. As an ongoing partner in Dixon's community development efforts, I can see the need for, and value of, brownfields funds to help assess these sites and facilitate their transformation into active, productive properties.

Over the next three years, we will contribute to Dixon's Brownfields program in the following way:

1. By serving as a member of the City of Dixon's Brownfields Redevelopment Advisory Committee [BRAC]. This commitment will include, at minimum, participation in advisory meetings totaling approximately 18 hours over three years, for an in-kind equivalent of [\$1,800.00].

The economic revitalization of the City of Dixon is a high priority for KSB Hospital. I know that the City is dedicated to assessing, remediating, and redeveloping brownfields properties to create productive economic and green space uses. But it cannot be done without financial help. I urge the USEPA's funding of the City of Dixon's applications, which will help advance cleanup and revitalization efforts in our community.

If you have any questions or need additional information, please feel free to contact me at 815-285-5501.

Sincerely,



David L. Schreiner, FACHE
President/CEO



December 7, 2016

Mr. Matthew Didier
USEPA Region 5
77 West Jackson Boulevard
SE-7J
Chicago IL 60604-3507

RE: City of Dixon, Illinois, Brownfields Cleanup Grant Applications

Dear Mr. Bradley:

As Chairman of the Lee County Board, I understand the need for a healthy, sustainable environment to protect the residents of our communities and to bolster our public health and economic growth.

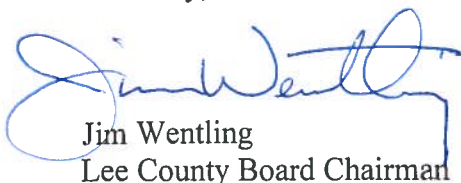
I strongly urge the USEPA's support and funding of the City of Dixon's Brownfields Assessment Grant application, which will focus on identifying and assessing brownfields sites and completing cleanup and reuse planning for sites found to be contaminated.

Over the next three years, we will contribute to the Dixon's Brownfields program in the following ways

1. By serving as a member of the City of Dixon's Brownfields Redevelopment Advisory Committee [BRAC]. This commitment will include, at minimum, participation in advisory meetings totaling approximately 18 hours over three years, for an in-kind equivalent of \$1,080.00.
2. By participating in stakeholder outreach efforts for the purpose of assisting the City in reaching a wide and diverse group of citizens and stakeholders in the brownfields planning, cleanup and redevelopment process. This commitment will include, at minimum, approximately 10 hours over three years, for an in-kind equivalent of \$600.00.
3. By assisting the City of Dixon in working with property owners to educate them about the brownfields program and help gain site access for environmental assessment activities. This commitment will include, at minimum, 15 hours over three years, for an in-kind equivalent of 900.00.

The economic revitalization of the City of Dixon is a high priority for the Lee County Board. I know that the City is dedicated to assessing, remediating, and redeveloping brownfields properties to create productive economic and green space uses. But it cannot be done without financial help. I urge the USEPA's funding of the City of Dixon's applications, which will help advance cleanup and revitalization efforts in our community.

Sincerely,



Jim Wentling
Lee County Board Chairman

Dixon Park District

804 Palmyra Street

Dixon, Illinois 61021

dixonparkdistrict.org

Ph (815) 284-3306

Fax (815) 284-4950

Email: dixonpark2@gmail.com



30 November 2016

Mr. Matthew Didier
USEPA Region 5
77 West Jackson Boulevard
SE-7J
Chicago IL 60604-3507

RE: City of Dixon, Illinois, Brownfields Assessment Grant Application

Dear Mr. Didier,

The Dixon Park District focuses on enhancing our community, and has collaborated with the City of Dixon on numerous projects including construction of community-use parking facilities in Page Park. We look forward to actively working with the City of Dixon to improve community health and vitality through the Brownfields Program.

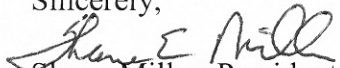
We strongly urge the USEPA's support and funding of the City of Dixon's Brownfields Assessment Grant application, which will focus on identifying and assessing brownfields sites and completing cleanup and reuse planning for sites found to be contaminated.

Over the next three years, we will contribute to Dixon's Brownfields program in the following way:

1. By serving as a member of the City of Dixon's Brownfields Redevelopment Advisory Committee [BRAC]. This commitment will include, at minimum, participation in advisory meetings totaling approximately 18 hours over three years, for an in-kind equivalent of \$1,690.00.

If you have any questions or need additional information, please feel free to contact me by phone at (815) 284-3306. I urge the USEPA's funding of the City of Dixon's applications, which will help advance cleanup and revitalization efforts in our community.

Sincerely,


Shane Miller, President
Dixon Park District

*Over 1100 acres of recreation space and natural area
28 sites including historic Lowell Park where President Reagan served as a lifeguard for seven summers*



FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

December 6, 2016

Mr. Matthew Didier
USEPA Region 5
77 West Jackson Boulevard
SE-7J
Chicago IL 60604-3507

RE: City of Dixon, Illinois, Brownfields Assessment Grant Application

Dear Mr. Didier:

As CEO of the Dixon Family YMCA, I understand the need for a healthy, sustainable environment to protect the residents of our communities and to bolster our public health and economic growth.

I offer my support for the City of Dixon's application for USEPA Brownfields Assessment Grant funding. As an ongoing partner in Dixon's community development efforts, I can see the need for, and value of, brownfields funds to help assess these sites and facilitate their transformation into active, productive properties.

Over the next three years, we will contribute to Dixon's Brownfields program in the following way, by serving as a member of the City of Dixon's Brownfields Redevelopment Advisory Committee [BRAC]. This commitment will include, at minimum, participation in advisory meetings totaling approximately 18 hours over three years, for an in-kind equivalent of \$720.00.

If you have any questions or need additional information, please feel free to contact me at 815 288 9622, or email at andym@dixonymca.org.

Sincerely,

Andrew McFarlane,
CEO, Dixon Family YMCA

Dixon Family YMCA
110 North Galena Avenue
Dixon, Illinois 61021
Phone: 815.288.9622

DIXON PUBLIC SCHOOLS #170

"A Place to Grow"

www.dps170.org

1335 Franklin Grove Road
Dixon, Illinois 61021

Phone: (815) 284-7722
Fax: (815) 284-8576

Margo D. Empen
Superintendent

December 20, 2016

Mr. Matthew Didier
USEPA Region 5
77 West Jackson Boulevard
SE-7J
Chicago IL 60604-3507

RE: City of Dixon, Illinois, Brownfields Assessment Grant Application

Dear Mr. Didier:

As Superintendent of Dixon Unit School District #170 I understand the need for a healthy, sustainable environment to protect the residents of our communities and to bolster our public health and economic growth.

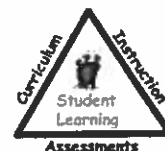
I offer my support, and any necessary Dixon School District staff, for the City of Dixon's application for USEPA Brownfields Assessment Grant funding. As an ongoing partner in Dixon's community development efforts, I can see the need for, and value of, brownfields funds to help assess these sites and facilitate their transformation into active, productive properties.

Over the next three years, we will contribute to Dixon's Brownfields program in the following ways:

1. By serving as a member of the City of Dixon's Brownfields Redevelopment Advisory Committee [BRAC]. This commitment will include, at minimum, participation in advisory meetings totaling approximately 18 hours over three years, for an in-kind equivalent of \$1,800.00.
2. By participating in stakeholder outreach efforts for the purpose of assisting the City in reaching a wide and diverse group of citizens and stakeholders in the brownfields planning, cleanup and redevelopment process. This commitment will include, at minimum, approximately 10 hours
3. By assisting the City of Dixon in working with property owners to educate them about the brownfields program and help gain site access for environmental assessment activities. This commitment will include, at minimum, 24 hours over three years, for an in-kind equivalent of \$2,400.00.

The continued economic revitalization of the City of Dixon is a high priority for Dixon Unit School District #170. I know that the City is dedicated to assessing, remediating, and redeveloping brownfields properties to create productive economic and green space uses near our beautiful high school facility. Unfortunately none of this can be done without financial help. I urge the USEPA's

Dixon Public Schools, in cooperation with the community, will provide students with a comprehensive educational program that produces well-educated, self-sufficient, and involved citizens.



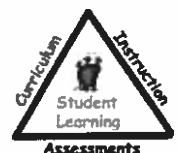
funding of the City of Dixon's applications, which will help advance cleanup and revitalization efforts in our community.

Sincerely,

Margo Empen

Margo Empen
Superintendent

Dixon Public Schools, in cooperation with the community, will provide students with a comprehensive educational program that produces well-educated, self-sufficient, and involved citizens.



ATTACHMENT E:

LETTERS OF COMMITMENT FROM COMMUNITY ORGANIZATIONS

**RESOLUTION AUTHORIZING APPLICATION TO UNITED STATES
ENVIRONMENTAL PROTECTION AGENCY BROWNFIELDS ASSESSMENT
GRANT PROGRAM (FY 2017)**

RESOLUTION NO. 3579-16

WHEREAS, the City of Dixon is interested in applying to the United States Environmental Protection Agency (USEPA) for a grant to fund Brownfields Assessment, and

WHEREAS, USEPA's Brownfields Program empowers communities to work together to assess, safely clean up and sustainably reuse brownfields; and

WHEREAS, the USEPA Brownfields Program helps communities realize additional benefits, including stimulating private investment; creating new jobs; and contributing to increased property values; and

WHEREAS, a USEPA Brownfields Assessment Grant would provide the City of Dixon with funding to inventory, characterize, assess, and conduct planning and community involvement related to brownfields sites; and

WHEREAS, it is necessary for the City of Dixon to complete and file a written application and then enter into a written agreement(s) with the USEPA.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF DIXON, ILLINOIS as follows:

Section 1. The foregoing Recitals are not mere preparatory language, but are hereby incorporated in this Section 1 as if said Recitals were fully set forth.

Section 2. The City of Dixon is hereby authorized to apply for a Three Hundred Thousand Dollar (\$300,000) USEPA Brownfields Assessment Grant for the purposes as outlined above and under the terms and conditions as required by the United States Environmental Protection Agency and the State of Illinois and hereby agrees to the understandings and assurances contained in said application. This grant requires no local matching funds.

Section 3. The Mayor is authorized to provide such additional information as may be required to accomplish the obtaining of such grant.

Section 4. The City Council authorizes the Mayor to sign and execute any and all documents necessary for the completion of said application, acceptance of such grant, and execution of grant agreements to fulfill the intent of this Resolution.

Section 5. The provisions of this Resolution are severable and if any court of competent jurisdiction shall declare any portion of this Resolution to be invalid or unenforceable, said decision shall not affect any portion of this Resolution, other than the part declared invalid or unenforceable. This City Council hereby declares that it would have enacted this Resolution even with the invalid or unenforceable

portion deleted.

Section 6. This Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

Section 7. That any resolution or motion in conflict with this Resolution is hereby repealed insofar as it conflicts with this Resolution.

RESOLVED BY THE CITY COUNCIL OF THE CITY OF DIXON, ILLINOIS,
this 5th day of December, 2016.

Betty Fredricks
, City Clerk

APPROVED by the Mayor of the City of Dixon, Illinois, this 5th day
of December, 2016.

[Signature]
, Mayor

CERTIFICATION

I, BECKY FREDERICKS, the City Clerk of the City of Dixon of the County of Lee, State of Illinois, do hereby certify that I am the keeper of the books and records of the aforesaid municipality and that the foregoing is a true and correct copy of a resolution duly adopted by its City Council at a meeting duly convened and held on the 5th day of December, 2016

Becky Fredericks
CITY CLERK

(SEAL)



December 9, 2016

Mr. Matthew Didier
USEPA Region 5
77 West Jackson Boulevard
SE-7J
Chicago, IL 60604-3507

Dear Mr. Didier:

Blackhawk Hills Regional Council (BHRC) is northwest Illinois' regional planning commission, covering a six-county area that includes Dixon, IL. The Council is interested in land use and its relationship to community and economic development. We see value in infill strategies and returning contaminated land to productive commercial, recreational, and other uses. Consequently, we support the City of Dixon's efforts to secure USEPA brownfields assessment funding.

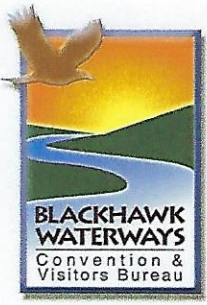
In the past, we have worked with city officials to bring interconnected bicycling and walking trails to the municipality and neighboring jurisdictions. We have seen evidence of persistent infrastructure reinvestment within the community, as well as noteworthy cultural and pedestrian improvements to a once underused riverfront. To further these efforts, brownfield sites on prime land within the central business district and elsewhere must be addressed.

Mayor Arellano and the Dixon City Council are dedicated to assessing, remediating, and redeveloping brownfields properties to create productive economic and green space uses. BHRC intends to serve on the City of Dixon's Brownfields Redevelopment Advisory Committee because we see value in supporting environmentally conscious economic development approaches and improving the recreational Rock River Trail corridor. I ask the USEPA to fund the City of Dixon's request, which will help advance cleanup and revitalization efforts in the community.

Best Regards,

A handwritten signature in dark ink, appearing to read "Daniel Payette".

Daniel Payette
Executive Director
815-625-3854
daniel.payette@blackhawkhills.com



BLACKHAWK WATERWAYS CONVENTION AND VISITORS BUREAU

Serving Carroll, Lee, Ogle & Whiteside Counties in Northwest Illinois

December 19, 2016

Mr. Matthew Didier
USEPA Region 5
77 West Jackson Boulevard
SE-7J
Chicago IL 60604-3507

RE: City of Dixon, Illinois, Brownfields Assessment Grant Application

Dear Mr. Didier:

As Executive Director of the Blackhawk Waterways Convention & Visitors Bureau, I understand the need for a healthy, sustainable environment to protect the residents of our communities, bolster our public health and make it a more desirable destination for tourists which will in turn increase economic growth.

On behalf of the Board of Directors, I support the City of Dixon's application for USEPA Brownfields Assessment Grant funding. As an ongoing partner in Dixon's community development efforts, I can see the need for, and value of, brownfields funds to help assess these sites and facilitate their transformation into active, productive properties.

The economic revitalization of the City of Dixon is a high priority for the Blackhawk Waterways CVB because when a community is an active and vibrant tourism destination, the entire region benefits. We know the City is dedicated to assessing, remediating, and redeveloping brownfield properties into productive, economic and green space uses, but it can't be done without financial help. I urge the USEPA's funding of the City of Dixon's applications which will help advance cleanup and revitalization efforts in the community.

Sincerely,

A handwritten signature in black ink, reading "Diane Bausman". The signature is fluid and cursive, with a long horizontal stroke at the end.

Diane Bausman

Executive Director

**DIXON
AREA**
CHAMBER OF
COMMERCE
AND INDUSTRY

SERVING THE DIXON AREA SINCE 1887

DIXON AREA CHAMBER OF COMMERCE & INDUSTRY

101 West Second Street, Suite 301 • Dixon, Illinois 61021

Phone: 815.284.3361 • E-mail: john.thompson@dixoncc.com

www.dixonillinoischamber.com

*Chairman
of the Board:*

Dana Considine

*Vice Chairman
of the Board:*

Jennifer Heintzelman

Second Vice Chairman:

Matt Keegan

Treasurer:

Jeff Johnson

Directors:

Julie Brady

David Gross

Kayla Halfacre

Dave Hellmich

Tom Houck

Brenda Humphrey

Ryan Marshall

Bonnie O'Connell

Gary Presley

David Schreiner

Deb Trancoso

Staff:

President/CEO

John R. Thompson

Vice President

Vicki L. Carlson

Administrative Secretary

Vicki L. Bantrup

December 7, 2016

Mr. Matthew Didier

USEPA Region 5

77 West Jackson Boulevard

SE-7J

Chicago IL 60604-3507

RE: City of Dixon, Illinois, Brownfields Cleanup Grant Applications

Dear Mr. Bradley:

Dixon Area Chamber of Commerce and Industry is a business association committed to building a better and stronger community. The Chamber has collaborated with the City of Dixon, Illinois, for over 125 years on community projects in a list too long to include in this letter. We look forward to actively working with the City of Dixon to improve community health and vitality through its proposed Brownfields Program.

We strongly urge the USEPA's support and funding of the City of Dixon's Brownfields Assessment Grant application, which will focus on identifying and assessing brownfields sites leading later to completing cleanup and reuse planning for sites found to be contaminated..

Over the next three years, we anticipate contributing to the Dixon's Brownfields program in the following ways:

1. By serving on the City of Dixon's Brownfields Redevelopment Advisory Committee [BRAC]. This commitment will include, at minimum, participation in advisory meetings totaling approximately 18 hours over three years, for an in-kind equivalent of \$900.
2. By participating in stakeholder outreach efforts for the purpose of assisting the City in reaching a wide and diverse group of citizens and stakeholders in the brownfields planning, cleanup and redevelopment process. This commitment will include, at minimum, approximately 10 hours over three years, for an in-kind equivalent of \$500.

3. By participating in coordination between brownfields planning and redevelopment activities and the City of Dixon. This commitment will include, at minimum, 10 hours over three years, for an in-kind equivalent of \$500.
4. By assisting the City of Dixon in working with property owners to educate them about the brownfields program and help gain site access for environmental assessment activities. This commitment will include, at minimum, 10 hours over three years, for an in-kind equivalent of \$500.

The economic vitality of the City of Dixon is a high priority for the Dixon Chamber. I know that the City is dedicated to assessing, remediating, and redeveloping brownfields properties to create productive economic and green space uses and that cannot be accomplished without financial help. I urge the USEPA's funding of the City of Dixon's applications, which will help advance cleanup and revitalization efforts in our community.

Sincerely,

A handwritten signature in black ink, appearing to read "John R. Thompson". The signature is fluid and cursive, with the first name "John" being the most prominent.

John R. Thompson
President/CEO

Dixon Park District

804 Palmyra Street

Dixon, Illinois 61021

dixonparkdistrict.org

Ph (815) 284-3306

Fax (815) 284-4950

Email: dixonpark2@gmail.com



30 November 2016

Mr. Matthew Didier
USEPA Region 5
77 West Jackson Boulevard
SE-7J
Chicago IL 60604-3507

RE: City of Dixon, Illinois, Brownfields Assessment Grant Application

Dear Mr. Didier,

The Dixon Park District focuses on enhancing our community, and has collaborated with the City of Dixon on numerous projects including construction of community-use parking facilities in Page Park. We look forward to actively working with the City of Dixon to improve community health and vitality through the Brownfields Program.

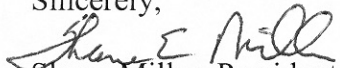
We strongly urge the USEPA's support and funding of the City of Dixon's Brownfields Assessment Grant application, which will focus on identifying and assessing brownfields sites and completing cleanup and reuse planning for sites found to be contaminated.

Over the next three years, we will contribute to Dixon's Brownfields program in the following way:

1. By serving as a member of the City of Dixon's Brownfields Redevelopment Advisory Committee [BRAC]. This commitment will include, at minimum, participation in advisory meetings totaling approximately 18 hours over three years, for an in-kind equivalent of \$1,690.00.

If you have any questions or need additional information, please feel free to contact me by phone at (815) 284-3306. I urge the USEPA's funding of the City of Dixon's applications, which will help advance cleanup and revitalization efforts in our community.

Sincerely,


Shane Miller, President
Dixon Park District

*Over 1100 acres of recreation space and natural area
28 sites including historic Lowell Park where President Reagan served as a lifeguard for seven summers*

DIXON PUBLIC SCHOOLS #170

"A Place to Grow"

www.dps170.org

1335 Franklin Grove Road
Dixon, Illinois 61021

Phone: (815) 284-7722
Fax: (815) 284-8576

Margo D. Empen
Superintendent

December 20, 2016

Mr. Matthew Didier
USEPA Region 5
77 West Jackson Boulevard
SE-7J
Chicago IL 60604-3507

RE: City of Dixon, Illinois, Brownfields Assessment Grant Application

Dear Mr. Didier:

As Superintendent of Dixon Unit School District #170 I understand the need for a healthy, sustainable environment to protect the residents of our communities and to bolster our public health and economic growth.

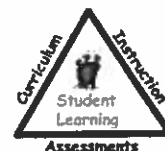
I offer my support, and any necessary Dixon School District staff, for the City of Dixon's application for USEPA Brownfields Assessment Grant funding. As an ongoing partner in Dixon's community development efforts, I can see the need for, and value of, brownfields funds to help assess these sites and facilitate their transformation into active, productive properties.

Over the next three years, we will contribute to Dixon's Brownfields program in the following ways:

1. By serving as a member of the City of Dixon's Brownfields Redevelopment Advisory Committee [BRAC]. This commitment will include, at minimum, participation in advisory meetings totaling approximately 18 hours over three years, for an in-kind equivalent of \$1,800.00.
2. By participating in stakeholder outreach efforts for the purpose of assisting the City in reaching a wide and diverse group of citizens and stakeholders in the brownfields planning, cleanup and redevelopment process. This commitment will include, at minimum, approximately 10 hours
3. By assisting the City of Dixon in working with property owners to educate them about the brownfields program and help gain site access for environmental assessment activities. This commitment will include, at minimum, 24 hours over three years, for an in-kind equivalent of \$2,400.00.

The continued economic revitalization of the City of Dixon is a high priority for Dixon Unit School District #170. I know that the City is dedicated to assessing, remediating, and redeveloping brownfields properties to create productive economic and green space uses near our beautiful high school facility. Unfortunately none of this can be done without financial help. I urge the USEPA's

Dixon Public Schools, in cooperation with the community, will provide students with a comprehensive educational program that produces well-educated, self-sufficient, and involved citizens.



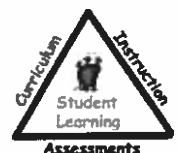
funding of the City of Dixon's applications, which will help advance cleanup and revitalization efforts in our community.

Sincerely,

Margo Empen

Margo Empen
Superintendent

Dixon Public Schools, in cooperation with the community, will provide students with a comprehensive educational program that produces well-educated, self-sufficient, and involved citizens.





KREIDER SERVICES

People Reaching Their Fullest Potential

12 December 2016

Mr. Matthew Didier
USEPA Region 5
77 West Jackson Boulevard
SE-7J
Chicago IL 60604-3507

RE: City of Dixon, Illinois, Brownfields Assessment Grant Application

Dear Mr. Didier:

Kreider Services is a community social services agency committed to providing meaningful supports for people with disabilities. Kreider Services has collaborated with the City of Dixon, Illinois, for decades on community projects including TIGER, industrial development, the rehabilitation of the old Post House, housing development, and recycling. We look forward to actively working with the City of Dixon to improve community health and vitality through it Brownfields Program.

We strongly urge the USEPA's support and funding of the City of Dixon's Brownfields Assessment Grant application, which will focus on identifying and assessing Brownfields sites and completing cleanup and reuse planning for sites found to be contaminated..

Over the next three years, we will contribute to Dixon's Brownfields program in the following ways

1. By serving as a member of the City of Dixon's Brownfields Redevelopment Advisory Committee [BRAC]. This commitment will include, at minimum, participation in advisory meetings totaling approximately 18 hours over three years, for an in-kind equivalent of \$2000.
2. By participating in stakeholder outreach efforts for the purpose of assisting the City in reaching a wide and diverse group of citizens and stakeholders in the Brownfields planning, cleanup and redevelopment process. This commitment will include, at minimum, approximately 10 hours over three years, for an in-kind equivalent of \$1000.



KREIDER SERVICES

People Reaching Their Fullest Potential

3. By participating in coordination between Brownfields planning and redevelopment activities and the City of Dixon. This commitment will include, at minimum, 20 hours over three years, for an in-kind equivalent of \$2000.
4. By assisting the City of Dixon in working with property owners to educate them about the Brownfields Program and help gain site access for environmental assessment activities. This commitment will include, at minimum, ten hours over three years, for an in-kind equivalent of \$1000.

The economic revitalization of the City of Dixon is a high priority for Kreider Services. I know that the City is dedicated to assessing, remediating, and redeveloping Brownfields Properties to create productive economic and green space uses. But it cannot be done without financial help. I urge the USEPA's funding of the City of Dixon's applications, which will help advance cleanup and revitalization efforts in our community.

Sincerely,

Jeffrey J. Stauter
Kreider Services
Executive Director

December 5, 2016

Mr. Matthew Didier
USEPA Region 5
77 West Jackson Boulevard
SE-7J
Chicago IL 60604-3507

RE: City of Dixon, Illinois, Brownfields Assessment Grant Application

Dear Mr. Didier:

As President/CEO of Katherine Shaw Bethea (KSB) Hospital, I understand the need for a healthy, sustainable environment to protect the residents of our communities and to bolster our public health and economic growth.

I offer my support for the City of Dixon's application for USEPA Brownfields Assessment Grant funding. As an ongoing partner in Dixon's community development efforts, I can see the need for, and value of, brownfields funds to help assess these sites and facilitate their transformation into active, productive properties.

Over the next three years, we will contribute to Dixon's Brownfields program in the following way:

1. By serving as a member of the City of Dixon's Brownfields Redevelopment Advisory Committee [BRAC]. This commitment will include, at minimum, participation in advisory meetings totaling approximately 18 hours over three years, for an in-kind equivalent of [\$1,800.00].

The economic revitalization of the City of Dixon is a high priority for KSB Hospital. I know that the City is dedicated to assessing, remediating, and redeveloping brownfields properties to create productive economic and green space uses. But it cannot be done without financial help. I urge the USEPA's funding of the City of Dixon's applications, which will help advance cleanup and revitalization efforts in our community.

If you have any questions or need additional information, please feel free to contact me at 815-285-5501.

Sincerely,



David L. Schreiner, FACHE
President/CEO

**LEE
COUNTY**
INDUSTRIAL
DEVELOPMENT
ASSOCIATION

SERVING LEE COUNTY SINCE 1960

LEE COUNTY INDUSTRIAL DEVELOPMENT ASSOCIATION

101 West Second Street, Suite 301 · Dixon, Illinois 61021

Phone: 815.284.3361 · E-mail: john.thompson@dixoncc.com

www.dixonillinoischamber.com

Co-Chairman of the Board:

Gary R. Gehlbach
Partner
Ehrmann Gehlbach Badger
Lee & Considine, LLC

Co-Chairman of the Board:

David Schreiner
President/CEO
KSB Hospital

Vice Chairman of the Board:

Vacant

Secretary:

Ron Steenen
President/GM
Willett, Hofmann & Associates

Treasurer:

Rory Sohn
Partner
Wipfli LLP

Directors:

Li Arellano
Chris Henkel
Rick Ketchum
Danny Langloss
Robert LeSage III
Arlan McClain
John Nicholson
Cole O'Donnell
Jeff Stauter
Chad Weigle
Theresa Wittenauer

Ex-Officio:

David Atkinson
Tom Nauman
Jared Nicholson
Don Ross
Marilyn Shippert

LCIDA Professional Staff:

President/CEO:

John Thompson

Administrative Secretary

Vicki Bantrup

December 7, 2016

Mr. Matthew Didier
USEPA Region 5
77 West Jackson Boulevard
SE-7J
Chicago IL 60604-3507

RE: City of Dixon, Illinois, Brownfields Cleanup Grant Applications

Dear Mr. Bradley:

Lee County Industrial Development Associations (LCIDA) is an economic development organization committed to building a better and stronger regional economy. LCIDA has collaborated with the City of Dixon, Illinois, for over 50 years on many projects in a list too long to include in this letter. We look forward to actively working with the City of Dixon to improve community health and vitality through its proposed Brownfields Program.

We strongly urge the USEPA's support and funding of the City of Dixon's Brownfields Assessment Grant application, which will focus on identifying and assessing brownfields sites leading later to completing cleanup and reuse planning for sites found to be contaminated.

Over the next three years, we anticipate contributing to the Dixon's Brownfields program by serving on the City of Dixon's Brownfields Redevelopment Advisory Committee [BRAC]. This commitment will include, at minimum, participation in advisory meetings totaling approximately 18 hours over three years, for an in-kind equivalent of \$900.

The economic vitality of the City of Dixon is a high priority for LCIDA. I know that the City is dedicated to assessing, remediating, and redeveloping brownfields properties to create productive economic and green space uses and that cannot be accomplished without financial help. I urge the USEPA's funding of the City of Dixon's applications, which will help advance cleanup and revitalization efforts in our community.

Sincerely,



John R. Thompson
President/CEO



December 7, 2016

Mr. Matthew Didier
USEPA Region 5
77 West Jackson Boulevard
SE-7J
Chicago IL 60604-3507

RE: City of Dixon, Illinois, Brownfields Cleanup Grant Applications

Dear Mr. Bradley:

As Chairman of the Lee County Board, I understand the need for a healthy, sustainable environment to protect the residents of our communities and to bolster our public health and economic growth.

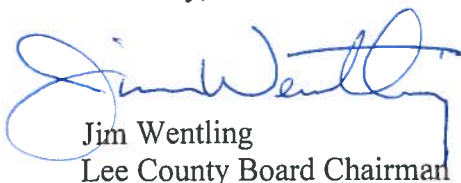
I strongly urge the USEPA's support and funding of the City of Dixon's Brownfields Assessment Grant application, which will focus on identifying and assessing brownfields sites and completing cleanup and reuse planning for sites found to be contaminated.

Over the next three years, we will contribute to the Dixon's Brownfields program in the following ways

1. By serving as a member of the City of Dixon's Brownfields Redevelopment Advisory Committee [BRAC]. This commitment will include, at minimum, participation in advisory meetings totaling approximately 18 hours over three years, for an in-kind equivalent of \$1,080.00.
2. By participating in stakeholder outreach efforts for the purpose of assisting the City in reaching a wide and diverse group of citizens and stakeholders in the brownfields planning, cleanup and redevelopment process. This commitment will include, at minimum, approximately 10 hours over three years, for an in-kind equivalent of \$600.00.
3. By assisting the City of Dixon in working with property owners to educate them about the brownfields program and help gain site access for environmental assessment activities. This commitment will include, at minimum, 15 hours over three years, for an in-kind equivalent of 900.00.

The economic revitalization of the City of Dixon is a high priority for the Lee County Board. I know that the City is dedicated to assessing, remediating, and redeveloping brownfields properties to create productive economic and green space uses. But it cannot be done without financial help. I urge the USEPA's funding of the City of Dixon's applications, which will help advance cleanup and revitalization efforts in our community.

Sincerely,



Jim Wentling
Lee County Board Chairman



December 14, 2016

Mr. Matthew Didier
USEPA Region 5
77 West Jackson Boulevard
SE-7J
Chicago IL 60604-3507

RE: City of Dixon, Illinois, Brownfields Cleanup Grant Applications

Dear Mr. Didier:

The Lee County Tourism Council is a countywide agency that is committed to promoting the social, recreational, historical and quality of life facets of Lee County, Illinois. Lee County Tourism has collaborated with the City of Dixon, Illinois, since 1988 on community projects and promotions, including the creation of Dixon Main Street, the Ronald Reagan Trail, and the Dixon Area Museum Alliance. As well as being a charter member and active part of the Illinois Lincoln Highway Coalition that made Dixon the home of its Interpretive Display on the history of the Lincoln Highway. Now there is another endeavor by which the City of Dixon seeks to proactively improve community vitality. The Brownfields Program.

We strongly urge the USEPA's support and funding of the City of Dixon's Brownfields Assessment Grant application, which will focus on identifying and assessing brownfields sites and completing cleanup and reuse planning for sites found to be contaminated.

As an organization that works with the communities throughout the county, the Lee County Tourism Council understands the need for a healthy, sustainable environment to protect the residents of our communities, bolster public health, increase economic growth and improve the overall quality of life.

Therefore, I offer my support for the City of Dixon's application for USEPA Brownfields Assessment Grant funding. As an ongoing partner in Dixon's community development efforts, I can see the need for, and value of, brownfields funds to help assess these sites and facilitate their transformation into active, productive properties.

As with other aggressively, forward-looking communities, the economic revitalization of the City of Dixon is a high priority. And the City is dedicated to assessing, remediating, and redeveloping brownfields properties to create productive economic and green space uses. But it cannot be done without financial help. I urge the USEPA's funding of the City of Dixon's applications, which will help advance cleanup and revitalization efforts of the community.

If you have any questions or need additional information, please feel free to call me at 815-288-1840 or email office@leecountytourism.com.

Sincerely,

Diane Nicholson
Executive Director
Lee County Tourism Council



FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

December 6, 2016

Mr. Matthew Didier
USEPA Region 5
77 West Jackson Boulevard
SE-7J
Chicago IL 60604-3507

RE: City of Dixon, Illinois, Brownfields Assessment Grant Application

Dear Mr. Didier:

As CEO of the Dixon Family YMCA, I understand the need for a healthy, sustainable environment to protect the residents of our communities and to bolster our public health and economic growth.

I offer my support for the City of Dixon's application for USEPA Brownfields Assessment Grant funding. As an ongoing partner in Dixon's community development efforts, I can see the need for, and value of, brownfields funds to help assess these sites and facilitate their transformation into active, productive properties.

Over the next three years, we will contribute to Dixon's Brownfields program in the following way, by serving as a member of the City of Dixon's Brownfields Redevelopment Advisory Committee [BRAC]. This commitment will include, at minimum, participation in advisory meetings totaling approximately 18 hours over three years, for an in-kind equivalent of \$720.00.

If you have any questions or need additional information, please feel free to contact me at 815 288 9622, or email at andym@dixonymca.org.

Sincerely,

Andrew McFarlane,
CEO, Dixon Family YMCA

Dixon Family YMCA
110 North Galena Avenue
Dixon, Illinois 61021
Phone: 815.288.9622

RANKING CRITERIA:

1. COMMUNITY NEED:

a. Targeted Area & Brownfields

i. Community and Target Area Description: The City of Dixon is situated along the scenic Rock River in northwest Illinois, about 100 miles due west from Chicago. It is hard to mention Dixon without associating the name of the City's most famous son: Ronald Reagan. Today, a number of Reagan sites throughout Dixon are visited by thousands of people each year. This quintessential river city has been a treasure to residents, businesses, and tourists alike since its settlement in the early 1800's. Dixon's historic economic base was comprised of the movement of goods by river and rail, the inception of industrial mills, and construction of various manufacturing facilities located on Dixon's riverfront and throughout the adjacent downtown. Dixon was a major trade route before and after the Civil War. Dixon soon became the major economic center of Lee County, shaping agriculture, industry, service, retail, and residential growth in the region. With the development of more modern manufacturing and industrial facilities over time, most of the major employers shut down their operations, leaving Dixon's formerly industrial-lined waterfront and downtown vacant and blighted. With the loss of industry in town, Dixon's working class population suffered job loss, and neighborhoods outside of the downtown area became disconnected from the heart of the City. Although companies have continued to open and expand over the years, new activity has not been enough to keep pace with the number of factories that have closed their doors and left the area, which has had a negative impact on the local economy.

The economic downturn in Dixon affected the riverfront/downtown corridor the most, which is why Dixon has designated this corridor as the Target Area of this proposal. The riverfront/downtown corridor winds along the riverfront, approximately three miles, and connects the rest of the City to the riverfront/downtown area. Dixon's waterfront, oldest neighborhoods, downtown, and several long-standing commercial businesses are located within this corridor. Unfortunately, brownfields are also a significant feature of this corridor, illustrated by the presence of vacant and underutilized properties from Dixon's industrial past. The impact of these brownfield sites is felt throughout the City, but have been felt most acutely by the residents of the riverfront/downtown corridor. The demographics of the riverfront/downtown corridor speak for themselves: unemployment rates reach almost 20%, which is significantly higher than the unemployment rate of City as a whole, and the State and Nation; poverty rates soar to 25.28%, which again is drastically higher than the City, State, and Nation¹. When industry left Dixon, the loss of quality jobs within walking distance of neighborhoods not only increased unemployment and poverty in the City, but impacted the connectivity and viability of neighborhood businesses and services that come with a thriving neighborhood economy. Within the Target Area, the City of Dixon has designated five specific priority project sites to kick-off their Brownfields Program. These five priority project sites were selected due to their past uses, perceived contamination present, potential health and safety threats to the City's residents, redevelopment potential, and planned end-use. The five priority project sites are:

- **Eller & Willey:** The Eller & Willey site is a former block company, which is a maker of building materials. The buildings on this site are vacant and abandoned. Contamination threats from this site to the surrounding neighbourhood is high. This site is located directly adjacent to a residential area, recreational facilities at Borden Field and Page Park, and the Dixon High School building/facilities and campus. The Rock River is just on the other side of the parks, so less than 1,000 feet from this priority site, posing a water contamination threat.
- **Dixon Iron & Metal:** Dixon Iron & Metal is a metal recycling facility located directly on the Rock River. Currently, there are metal recycling activities still ongoing at this property. The land at this site is covered in recycling materials, illustrating the blight and underutilization of this property, particularly due to the site's riverfront location.
- **Depot Avenue Sites/Former Pratt Co.:** The former Pratt Company produced industrial valves, and is located on Depot Avenue, which also contains a string of underutilized and vacant industrial properties, with a few of the parcels having grain bins on-site. The former Pratt Company site is currently being used by Timberland, a local tree removal and mulching service. The grain bins are still being utilized by local agricultural businesses. However, due to the location of these sites within the riverfront/downtown corridor, their full utilization and

¹ Demographic Data for Riverfront/Downtown Corridor in Dixon, Illinois is from US Census Data, 2014 American Community Survey Data, found at www.census.gov

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economic development potential is not being reached. This area is located in the middle of a residential neighborhood and directly adjacent to the railroad tracks. These sites are located just a few blocks from the Rock River.

- **ConAgra/Beier Bag:** These sites are specifically included for redevelopment in the City of Dixon's Riverfront Master Plan. ConAgra and Beier Bag are former food-related companies, however, neither company is still in operation in Dixon. The buildings are currently being used as storage by the current property owners, causing blight in Dixon's riverfront/downtown corridor.
- **Old Illinois Central Railroad Corridor:** The Old Illinois Central Railroad Corridor is an abandoned former rail line in Dixon. This linear site is located directly along the riverfront in Dixon's downtown. The site is currently abandoned and exists as undeveloped greenspace.

ii. Demographic Information and Indicators of Need: The current economic climate and its subsequent impacts to Dixon's demographics are clear. The 2010 US Census listed Dixon's population as 15,733 – a 20% decrease from the 1960 high of 19,565². The 2014 American Community Survey 5-year estimates show Dixon's Target Area poverty rate is higher than both the State and Nation's rate. Dixon's median household income of \$47,924 is nearly 28% lower than the Illinois rate. Dixon's Per Capita Income of \$22,104 is far below both the State's and Nation's Per Capita Income of \$30,019 and \$28,555 respectively. Unemployment statistics are in accord with these figures, with Dixon's Target Area October 2016 unemployment rates standing more than double that of the State and Nation. Dixon's extremely low Per Capita Income, higher Poverty Rate, above average Unemployment Rate, and far below average Median Household Income all serve as glaring indicators of the City's economic challenges, and illustrates the dire need for brownfields grant funding that would create new jobs and provide a better standard of living for the City's residents.

TABLE 1: Demographic Data	City of Dixon	Riverfront/Downtown Corridor		Lee County	Illinois	United States
		Census Block 2²	Census Block 6²			
Population²:	15,733	4,257	3,519	36,031	12,859,995	314,107,084
Unemployment Rate²:	4.6%	12.35%	19.35%	4.6%	5.6%	5.0%
Poverty Rate²:	13.7%	25.28%	15.48%	10.7%	13.6%	15.6%
Percent Minority²:	14.2%	10.63%	10.88%	7.9%	22.7%	37.2%
Median Household Income²:	\$47,924	\$36,646	\$41,922	\$50,060	\$57,166	\$53,482
Per Capita Income²	\$21,806	18,740	\$21,273	\$25,409	\$30,019	\$28,555
Population Source: US Census, 2010; Poverty Rate, Minority %, Housing & Median Household Income Source: US Census: 2010-2014 ACS Data; Unemployment Data Source: Bureau of Labor Statistics, October 2016						

iii. Brownfields and Their Impacts: As discussed previously, Dixon identified five priority project sites in the Target Area, all of which were selected due to their past uses, perceived contamination present, potential health and safety threats to the City's residents, redevelopment potential, and planned end-use. These sites and their impacts are listed in Table 2 below to illustrate the assessment needs of the City in this proposal.

Table 2: Priority Site Information

Target Area Priority Site	Parcels/ Acreage	Historic Use	Potential/Known Contaminants	Potential Contaminant Health Effects
Eller & Willey Site	6 Parcels 14.56 acres	Block Company	VOCs, SVOCs, PCBs, heavy metals, asbestos	Respiratory problem; central nervous system, liver/kidney damage
Dixon Iron & Metal Site	1 Parcel 2.16 acres	Recycling Facility	VOCs, SVOCs, PCBs, heavy metals, asbestos	Respiratory problem; central nervous system, liver/kidney damage

² U.S. Decennial Census and American Community Survey (ACS) 2010-2014 data, available at <http://www.census.gov>.

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Depot Avenue Sites – Former Pratt Co.	1 Parcel 7.78 acres	Valve Factory	VOCs, SVOCs, PCBs, heavy metals, asbestos	Respiratory problem; central nervous system, liver/kidney damage
ConAgra/Beier Bag Site	1 Parcel 4.9 acres	Food Facility/ Paper Factory	VOCs, SVOCs, pesticides, PCBs, heavy metals, asbestos	Respiratory problem; central nervous system, liver/kidney damage
Old Illinois Central RR Corridor	1 Parcel 4.8 acres	Former Railroad Line	VOCs, SVOCs, PCBs, heavy metals, asbestos	Respiratory problem; central nervous system, liver/kidney damage

The priority sites listed in Table 2 represent 34.2 acres of brownfield properties in the Target Area, and are typical of the types of sites found throughout the City of Dixon. The threat of human exposure to contaminants via direct contact, ingestion and inhalation of particulates and vapors, is intensified by the fact that these sites are located in very close proximity to residences, schools, parks, and the Rock River. For example, the ConAgra/Beier Bag Site, the Dixon Iron & Metal Site, and the Old Illinois Central Railroad Corridor site are all located on the Rock River, which means that these brownfield sites can act as an ongoing source of contamination to ground water, the Rock River, and its tributary streams. The Eller & Willey site is located adjacent to a residential neighborhood, Borden Field & Page Park, Dixon High School, and is only a few hundred feet away from the Rock River.

b. Welfare, Environmental, and Public Health Impacts

i. Welfare Impacts: As noted in Section 1.a. many of Dixon’s brownfield sites are abandoned and blighted properties, which directly relate to increased levels of crime and deteriorating conditions of the surrounding properties and neighborhoods. In addition to the perceived contamination already existing at sites within the Target Area, these locations are also a hot spot for illegal dumping due to their vacancy and blight. The surrounding residential neighborhoods and the Rock River were susceptible to this contamination as well. As mentioned previously, the City of Dixon is a historic city. Per the Census, 33.5% of houses in the City were built before 1939, illustrating the presence of asbestos and lead paint in residences throughout Dixon. The high rate of older housing in the Target Area, combined with low income, high poverty, and long-term disinvestment, all exacerbate the property maintenance issues in the target area. A comprehensive revitalization program is needed to arrest this decline. This assessment funding is an important part of Dixon’s revitalization plans in the Target Area.

ii. Cumulative Environmental Issues: According to US EPA’s EJView³, the City of Dixon has over 30 Air Emissions sites (AFS), over 25 Water Dischargers (PCS/ICIS), and dozens of facilities that have Toxic Releases per the Toxic Releases Inventory (TRI). There are also dozens of active air discharge permits in the City. Each of these environmental issues occur heavily in the targeted riverfront/downtown corridor. In addition, Dixon has sections of the City, including the priority project areas that have been designated as “food deserts” by USDA⁴. A “food desert” is an urban neighborhood or rural town without ready access to fresh, healthy, and affordable food. Instead of supermarkets or grocery stores, these neighborhoods are inundated with fast food and convenience store options for food, which leads to a poor diet, further leading to increased obesity, diabetes, and heart disease in the City’s residents. Dixon’s downtown and riverfront are also susceptible to heavy truck traffic, due to the City being sandwiched by busy highways I-88 and I-26. Federal Disasters are also a cumulative environmental issue for Lee County, where Dixon is located. In the past five years, two Federal Disasters have been declared for this Region for severe weather events, including flooding, severe storms, and winter storms, resulting in significant damage to the Region.

iii. Cumulative Public Health Impacts: As indicated in Table 1, low-income residents, people in poverty, and minorities live in greater percentages in the Target Area than elsewhere in the City. These sensitive populations are thus disproportionately impacted by the number of unaddressed brownfield sites in the riverfront/downtown corridor. Dixon is home to many sensitive populations, including children, senior citizens over the age of 65, minorities, and women of child-bearing age. According to 2014 US Census data⁵, 19% of Dixon’s population is children under the age of 18 years old, with 7% of

³ <http://epamap14.epa.gov/ejmap/ejmap>

⁴ USDA’s “Access to Affordable and Nutritious Food: Updated Estimates to Distance of Supermarkets Using 2010 Data.

⁵ US Census Data, 2014 American Community Survey, www.census.gov

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them being ages 0-5. Women of child-bearing age make up 33% of the City's population, and 14.5% of the population are made up of senior citizens over the age of 65. These statistics are even more significant in the Target Area. 22% of the population are under the age of 18 in the riverfront/downtown district, with 8% of those being under the age of 5. The poverty rate in this area ranges from 15% to 25.28%, drastically higher than that of Dixon as a whole, Lee County, the State of Illinois, and the Nation's respective levels. The unemployment rate in this area is also much higher than that of the nation and state. In addition, 10% of the population in the City's priority project area are disabled in some capacity. By utilizing US EPA's online EJView (Environmental Justice View) program, we are able to identify potential Environmental Justice areas in our community. For instance, EJView shows that the downtown/riverfront neighborhood has a 25% higher cancer risk than other areas of the City. It's evident that the potential brownfield sites are a direct health and safety threat to the sensitive populations in the area. The types of site contaminants associated with the priority sites listed in Table 2 are known carcinogens, and the suite of other health effects associated with chronic exposure to the listed contaminants include respiratory problems, developmental delay, central nervous system effects, and reproductive system effects⁶. Residents within close proximity to the priority sites in the riverfront/downtown corridor are potentially exposed to site soil contaminants through dermal contact, ingestion and inhalation of particulates and vapors.

c. Financial Need

i. Economic Conditions: Dixon does not have the financial resources to tackle the assessment work described herein without support. Based on the City's knowledge and experience assessing brownfields, the estimation of cost to conduct necessary assessment work and cleanup planning for the priority sites listed in Table 2 alone will well exceed the funding available from a US EPA Assessment Grant. Although there are State brownfield grants available, these are generally doubly oversubscribed, are primarily focused on cleanup, project-specific sites, and are not offered on an annual basis. While valuable, state assessment monies are not as effective or efficient enough for many of Dixon's priority projects. Like many municipalities throughout the United States, the City of Dixon has experienced unprecedented fiscal pressure over the past several years. Dixon has faced tremendous challenges to provide funding for basic government services while sales tax revenues, earnings on investments, and other economy driven revenues have remained stagnant or fell into decline. Brownfield sites add to this pressure due to the lack of sales tax generated for the City. The State of Illinois has suspended funding for numerous programs due to their ongoing budget battle, which has affected Dixon, along with every other community in Illinois. In addition, the City of Dixon was the victim of theft when the City's long-term comptroller was exposed for stealing over \$53 Million from Dixon over a period of twenty years. The City has safeguards in place now to assure that internal theft will never be an issue for them again, however, they are still financially dealing with the aftermath of those events. It should also be noted that Lee County has experienced Disaster Declarations several times over the past five years, including most recently in June 2015 when damaging tornados came through the area. Dixon is still dealing with the effects of the economic issues mentioned above and do not have extra funds on-hand for brownfield assessment and cleanup planning. This assessment grant will help Dixon assess brownfields and jump-start redevelopment on sites that conventional developers would typically ignore. This, in turn, promotes the reuse of abandoned brownfields, while providing good paying jobs for Dixon residents, and increasing municipal revenues.

ii. Economic Effects of Brownfields: While the Riverfront/Downtown Corridor, or Target Area, is the key to Dixon's economic development strategy and revitalization catalyst, the rising tide has not yet reached the Target Area and its neighborhoods, which is fully demonstrated in the demographics listed on Table 1. The Riverfront/Downtown Corridor poverty rate skyrockets to 25.28% in Census Block Group 3⁷, higher than Lee County, the State of Illinois, and the United States. The Target Area's unemployment rate of nearly 20% is four to five times that of the surrounding areas, as well as the State and Nation. The impact of job loss and other economic factors are felt throughout the City of Dixon, but have been felt more acutely by the residents of the Target Area. The loss of quality jobs within walking distance of developed neighborhoods not only increased unemployment and poverty in the Corridor, but impacted the connectivity and viability of neighborhood businesses and services that come with a thriving economy. Brownfields are not the sole cause of impoverishment and unemployment in the City of Dixon, however, their heavy concentration in the Corridor complicates the many avenues

⁶ Source: Center for Disease Control ATSDR ToxFAQ sheets

⁷ Poverty and Unemployment rates provided by US Census Data, 2010-2014 ACS, www.census.gov

available to solving these problems. The acres of identified brownfield land in the City represent a lost opportunity to generate property tax for the City. Without assessment and cleanup, these sites also represent lost opportunity for the development of new job creation. In turn, the redevelopment of these sites would expand the workforce and lift the housing market needed to support job growth. Existing brownfields in the City, and particularly throughout the Riverfront/Downtown Corridor contribute to blight and vacancy, and serve as barriers to needed infrastructure improvements. For example, the heavily traveled State Roads I-88 and I-26 that go through the Corridor need to be reconstructed and upgraded to provide better access to the riverfront properties. Heavy industrial traffic currently bisects the residential neighborhoods and severs any connection between these neighborhoods and the Rock River. These road construction issues need to be addressed, however, the necessary construction would encounter several former rail and industrial brownfields properties, and the added expense and uncertainty is an additional barrier to project initiation. This grant funding could help alleviate some of the uncertainty and keep vital redevelopment projects moving forward.

2. PROJECT DESCRIPTION & FEASIBILITY OF SUCCESS:

a. Project Description, Timing, and Implementation

i. Project Description and Alignment with Revitalization Plans: Dixon will use this funding to further its riverfront/downtown corridor revitalization efforts, with special emphasis on the five priority sites listed in Section 1. The City has identified the riverfront/downtown corridor as the key to Dixon's future success as a community – the focus of economic development and growth. The riverfront/downtown corridor, with particular emphasis on the five priority sites listed, feature the space and setting to offer opportunities for park and trail features, world-class outdoor recreation, industrial sector resurrection and associated job growth, and much needed affordable housing opportunities. The pathway to this grand vision is through making Dixon's long-neglected riverfront/downtown neighborhoods more successful. Currently, their success is hindered by the presence of vacant and underutilized industrial properties, outdated infrastructure, lack of housing, and poor connectivity. Brownfields are at the core of each of these barriers. This grant funding, by clarifying the degree of contamination and associated cleanup needs at brownfields sites within the riverfront/downtown corridor, paves the way for Dixon to realize its goals.

The objective of Dixon's brownfields assessment program is to identify and prioritize brownfields sites for Phase I and Phase II assessment, with an emphasis on furthering revitalization efforts within the City, particularly within the riverfront/downtown corridor and the five priority areas identified in this proposal. After addressing the priority sites, remaining sites will be re-prioritized based on location, accessibility, redevelopment potential, consistency with the Riverfront Master Plan, Strategic Plan, and Lee County's Greenways & Trails Plan, and known/suspected environmental issues. Dixon has long promoted economic prosperity, social and community well-being, and environmental stewardship. As a proactive community, Dixon has recognized that by implementing brownfields and sustainability into their planning and redevelopment efforts, the City will be ensuring that decision making processes and programs will incorporate the principles of sustainability into any future growth, and in turn prevent the future development of additional brownfields. Dixon's brownfields program will be guided by and directly align with the following plans:

- **Dixon Riverfront Master Plan:**
 - Cleaning up environmental contamination on redevelopment sites is a priority to be addressed before redevelopment can occur
 - Address connectivity between the downtown and riverfront
 - Replace vacant and deteriorating structures with new uses that attract residential and tourists end users
- **City of Dixon Strategic Plan:**
 - Encourage rehabilitation, redevelopment, and infill development of older areas in the Downtown in a manner which respect's Dixon's historic character and heritage, is compatible with surrounding uses, and improves overall appearance
 - Continue enhancement of the Rock River, especially enhancing access and recreational/open spaces along the river corridor
- **Lee County Greenways & Trails Plan:**
 - Inclusion of the principles of greenway and trail planning and of specific priorities into local comprehensive and land use plans by communities, park districts, and townships
 - Encourage conservation or open space design, employment of conservation easements, filtration and infiltration of storm water by use of shallow stormwater wetlands, grassed

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swales and filter strips, infiltration basins and trenches, reduction of impervious surfaces, and similar Best Management Practices

Remediation planning will then be initiated for sites with identified contamination. These grant funds are critical to continuing the City's redevelopment efforts and if awarded, the City anticipates spending approximately 70% of the Task 4 (Phase I & II ESAs) funds on the previously discussed priority sites that are impacting sensitive populations and exhibiting a high redevelopment potential; 20% on assessment of additional sites where residents' exposure to contaminants and/or migration of contaminants to natural resources is of concern; and 10% on assessment of other sites where unforeseen development and/or business interest occurs during the project. Dixon's Work Plan for this project will include four tasks: Programmatic Activities; Community Outreach; Site Assessments; and Cleanup/Reuse Planning. The major objectives, outputs, and outcomes are included in Table 3 below:

TABLE 3: PROJECT OBJECTIVES, OUTPUTS AND OUTCOMES

TASK	OBJECTIVES	OUTPUTS	OUTCOMES
Task 1: Programmatic Activities	<ul style="list-style-type: none"> • Coordinate with EPA • Complete quarterly / annual reports • Attend brownfields conference • Conduct operational meetings • Update ACRES database • Maintain GIS database 	<ul style="list-style-type: none"> • Meeting minutes • Quarterly / annual reports • Conference notes • Agendas and minutes • ACRES database entries • GIS database layer 	<ul style="list-style-type: none"> • Efficient project management • Documentation of progress • Increased program knowledge • Efficient project management • Accurate / timely data for EPA • Ready data for City use
Task 2: Community Outreach	<ul style="list-style-type: none"> • Conduct community meetings • Provide information and education 	<ul style="list-style-type: none"> • Meeting agendas and minutes • Fact sheets, web / social media posts, etc. 	<ul style="list-style-type: none"> • More informed and educated stakeholders • Increased program buy-in
Task 3: Environmental Site Assessments	<ul style="list-style-type: none"> • Conduct Phase I ESAs • Complete program-wide QAPP and HASP • Complete site-specific QAPP, HASP and SAP • Complete Phase II ESAs 	<ul style="list-style-type: none"> • Phase I ESA Reports • QAPP and HASP • Site-specific QAPP and HASP addenda; SAPs • Phase II ESA Reports 	<ul style="list-style-type: none"> • Knowledge of RECs; AAI compliance • Safe, efficient and reliable assessments • Targeted and focuses Phase II assessments • Characterization of contamination; AAI compliance
Task 4: Cleanup Planning	<ul style="list-style-type: none"> • Conduct cleanup planning • Enroll sites in IEPA SRP and LUST programs 	<ul style="list-style-type: none"> • ROR / RAPs • DRM1; Enrollment Forms; IEPA correspondence 	<ul style="list-style-type: none"> • Sites ready for cleanup / reuse • More efficient activities through 3rd party oversight

Once a site is selected for assessment, the City will submit an eligibility determination to the US EPA and/or the Illinois EPA. Upon approval of site eligibility, the community will be notified, a Property Profile will be created in the Assessment, Cleanup, and Redevelopment Exchange System (ACRES), and the site will be evaluated through the performance of Phase I and Phase II ESAs. All Phase I ESAs will be conducted according to the requirements of All Appropriate Inquiry (ASTM Standard E1527-13) to identify Recognized Environmental Conditions that may indicate the presence of contamination. The environmental consultant will design a Phase II ESA in accordance with ASTM Standard E1903-11 and, as applicable, the Illinois EPA's SRP to investigate the areas of potential environmental impact. Green site investigation and cleanup techniques will be encouraged. ASTM's recently developed Standard Guide for Green Cleanups (E2893-13) will serve as the foundation of our investigation activities. The guide focuses on incorporating greener Best Management Practices into site assessments and cleanups with the goal of reducing the environmental footprint during all phases. The typical assessment goals will be to evaluate the environmental liabilities, secure the site if imminent threats exist, evaluate and minimize potential off-site impacts, and gauge redevelopment issues associated with on-site contamination. A Sampling and Analysis Plan (SAP) and Health and Safety Plan (HASP) will

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be submitted to US EPA for review prior to all Phase II activities. Upon approval, the environmental consultant will conduct a Phase II ESA to collect media samples (soil/groundwater/soil gas/asbestos) for laboratory analysis. Upon receipt of laboratory results, the environmental consultant will work with the City, potential developers, and/or community partners to devise liability management, plan cleanup, and develop site re-use strategies that support the redevelopment efforts stated in the City's planning documents and that will improve the health of the residents and the environment. After completion of initial assessment, additional safe use or remedial investigations may be needed to further define the nature and extent of the contamination, as well as design environmental response actions for cleanup and safe reuse of the site. Depending on liability concerns and redevelopment goals, contaminated sites may be entered into Illinois EPA's SRP or Leaking Underground Storage Tank (LUST) Program. The results of any assessments will be disseminated to the community through public meetings, fact sheets, social media, US EPA's ACRES database, and notification from our Community Partners. If health threats are identified, the Illinois EPA and the Lee County Health Department will be notified along with the City's US EPA Project Manager immediately. If needed, the City of Dixon will seek additional funding and leveraged resources from local, state, and federal agencies, as well as additional US EPA Brownfield Assessment and Cleanup Grants and Revolving Loan Funds for additional assessment activities and subsequent cleanup.

ii. Project Timing and Implementation

a. Contractor Procurement: The City will retain qualified environmental consultants to conduct the assessment work and related IEPA reporting. The City uses an open and broadly advertised procurement process that is consistent with 40 CFR 31.36 to select their consultants.

b. Site Inventory: The City of Dixon has put together an initial Brownfields inventory, identifying over thirty (30) potential sites and comprised of industrial, commercial, and residential land. This inventory consists of abandoned railway corridors, riverfront property, and former rail yards, gas stations, dry cleaners, metal works, power plants, mill works, and manufacturing operations. In general, these sites range in size from a tenth of an acre to tens of acres.

c. Obtaining and Securing Site Access: The City of Dixon will make it a priority to assess sites where access is not an issue, and most, if not all, of the sites that will be assessed will be controlled by willing owners. Site access is considered as a selection criteria in the City's inventory process, and should not serve as a barrier to the project. However, in the event that a contaminated property poses an imminent health threat, the City does have the authority to gain access.

Dixon is prepared to execute all elements of the work plan within a three-year period of performance. Table 4 below contains a timeline of the major components of the work plan, demonstrating Dixon's plan to successfully complete the work of the grant by September 2020.

TABLE 4: PROJECT TIMING												
TASK	Q 1	Q 2	Q 3	Q 4	Q 1	Q 2	Q 3	Q 4	Q 1	Q 2	Q 3	Q 4
Task 1: Programmatic Activities												
Procurement – QEP												
Review and update Inventory												
Quarterly Reports												
Annual Reports												
Task 2: Community Outreach												
Convene BRAC												
Community Meetings												
Update Inventory and Priorities												
Brownfields Fact Sheets & ACRES/GIS database updates												
Social media and website updates												
Task 3: Site Assessments												
Site Eligibility Determination Requests												
Community-wide QAPP and HASP												
Phase I ESAs (including securing site access)												
Site-specific QAPP and HASP addenda												
Phase II ESAs												

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Task 4: Cleanup and Reuse Planning											
Cleanup and reuse planning											
Enrollment in IEPA Site Remediation Program											

b. Task Description and Budget Table

i. Task Description

Task 1 - Programmatic Costs: The budget includes programmatic costs of \$2,000 total, \$1,000 each for Petroleum and Hazardous Substances grant funds. Travel costs of \$1000 from each Petroleum and Hazardous Substances budget will allow for one City representative to attend the 2017 US EPA National Brownfields Conference. Dixon will provide in-kind staff resources to maintain Brownfields information within the City's GIS System, which the City is currently in the process of obtaining those capabilities, and to coordinate with the qualified environmental consultant on site prioritization and selection. *Outputs for this task include quarterly reports, annual financial reports, DBE reports, final grant report, GIS database files, and ACRES entries.*

Task 2 - Community Outreach: The City will continue to encourage and facilitate community involvement in the development of the strategic plan for reuse of the identified brownfield properties. Because Brownfields Projects are partnerships between the private and public sectors, industrial, financial and community representatives will benefit from the collaborative planning regarding potential investment and development opportunities. These include a total of \$3,475 contractual costs to be used to conduct community involvement and outreach programs and meetings. The costs for this budget item will be \$1,700 for the Petroleum budget and \$2,175 for the Hazardous Substances budget. This task will include preparing, printing, mailing project information and marketing documents, press releases, developing and updating fact sheets, and maintaining outreach to citizens through social media and our website, of which \$400 in supplies is included in the budget, and split between the Hazardous Substances and Petroleum budgets evenly (\$200 each). The City will work with their community partners to ensure that the public remains informed and involved. *Outputs for this task include marketing documents, press releases, fact sheets, social media and website posts, and meeting minutes.*

Task 3 - Site Assessments: Based on previous inventory rankings and community needs, priority sites will be evaluated through Phase I and Phase II Environmental Site Assessments (ESAs). The assessments will be conducted in compliance with requirements of All Appropriate Inquiry as well as applicable ASTM standards and practices. This task includes budget estimates of \$117,300 for Petroleum and \$118,825 for Hazardous Substances. The costs for completing Phase I and Phase II ESAs can vary depending on the complexity of the sites. Based on past grant funded assessments, it is anticipated that Phase I ESA costs will range from \$3,500 - \$4,000 and Phase II ESAs will range from \$15,000 to \$30,000 per site. The City anticipates that approximately 15 sites will experience Phase I ESAs at an average cost of \$3,890. The proposed budget for Phase I ESA activities include \$26,950 for Petroleum and \$31,400 for Hazardous Substances. The City anticipates conducting at least 6 to 8 Phase II ESAs at sites to supplement the Phase I ESAs where Recognized Environmental Conditions were identified. Since the City is anticipating conducting up to 6 Phase II ESAs at an estimated cost of \$29,629 per site, a total Phase II budget of approximately \$177,775 is proposed (\$90,350 Petroleum and \$87,425 Hazardous Substances). The assessments will determine the contaminants present, contaminant levels, and if any immediate threats persist. The results of the Phase II ESAs work will be compared to Illinois EPA's established cleanup objectives to evaluate detected contaminants through human exposure pathways. Health and Safety and Sampling Analysis Plans (HASPs and SAPs) will be prepared for all Phase II ESA activities. A Quality Assurance Project Plan will also be prepared by the contracted Brownfields consultant in accordance with US EPA's guidelines. *Outputs for this task include Phase I ESAs, a QAPP, site-specific QAPP updates, HASPs, SAPs, Phase II ESAs, and Illinois SRP enrollment and review documents.*

Task 4 - Cleanup & Reuse Planning: Cleanup and redevelopment planning will be conducted as needed for properties where redevelopment is imminent and such activities will facilitate redevelopment. A total of \$58,000 is estimated for cleanup planning costs. This task is anticipated to include the evaluation, designing and documentation of environmental responses or engineering and institutional controls necessary to protect public health during the redevelopment and future use of the brownfield sites. The Petroleum budget anticipates contractual costs of \$20,000 which is based on completing cleanup planning at 2 sites at an average cost of \$10,000 each. The Hazardous Substances budget anticipates contractual costs of \$20,000 which is based on completing cleanup planning at 2 sites at an average cost of \$10,000 each. If contamination is identified, the City will seek to enroll the impacted sites in the Illinois EPA's SRP for further investigation and remedial planning. Therefore, a budget of \$10,000 Petroleum and \$8,000 Hazardous Substances has been estimated for Illinois EPA's project management oversight site fees associated with the voluntary clean-up program. *Outputs for this task include*

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Remedial Action Plans and Site Remediation Program/Leaking Underground Storage Tank program enrollment, and Illinois SRP enrollment and review documents.

ii. Budget Table

TABLE 5: PETROLEUM ASSESSMENT BUDGET - \$150,000					
Budget Categories	Task 1 Programmatic Costs	Task 2 Community Outreach	Task 3 Site Assessments	Task 4 Cleanup & Reuse Planning	Total Budget
Personnel					0
Travel	\$1,000				\$1,000
Supplies		\$200			\$200
Contractual		\$1,500	\$117,300	\$30,000	\$148,800
Sub-Total	\$1,000	\$1,700	\$117,300	\$30,000	\$150,000
TABLE 6: HAZARDOUS SUBSTANCES ASSESSMENT BUDGET - \$150,000					
Budget Categories	Task 1 Programmatic Costs	Task 2 Community Outreach	Task 3 Site Assessments	Task 4 Cleanup & Reuse Planning	Total Budget
Personnel					0
Travel	\$1,000				\$1,000
Supplies		\$200			\$200
Contractual		\$1,975	\$118,825	\$28,000	\$148,800
Sub-Total	\$1,000	\$2,175	\$118,825	\$28,000	\$150,000
Combined Total	\$2,000	\$3,875	\$236,125	\$58,000	\$300,000

c. Ability to Leverage: This assessment grant will be a catalyst for brownfields redevelopment projects because it will cover site assessment costs needed to support liability management, project design, and cleanup and reuse planning. This alone is rarely sufficient to ensure a successful redevelopment, which is why Dixon will leverage the resources indicated below to maximize the benefits of this grant.

- **City of Dixon and Illinois Transportation Enhancement Project (ITEP) Grant Funding:** The City of Dixon was recently awarded a \$2,000,000 ITEP Grant from the Illinois Department of Transportation (IDOT) for the construction of a 1.6 mile recreational path located directly throughout the Target Area. IDOT will be providing \$2,000,000 in grant funding for this project, while the City of Dixon will be putting forth \$400,000 for the project. Brownfields Assessment Grant funding would be an asset to this secured funding, as properties will need to be environmentally assessed before they are purchased by the City for the recreational path construction. This funding will provide for the much needed and wanted connectivity for the entire City. This path will have the capability to connect people to employment opportunities, retail destinations, schools, and existing trail systems in the City. See the Attachments of this Proposal for documentation of this Leveraging Source.
- **Community Partner Contributions:** Dixon's Community Partners will be providing \$20,290 in in-kind funding for the brownfields project to assist with community outreach and engagement efforts, as well as to provide valuable input as members of Dixon's Brownfields Advisory Committee. Dixon's Community Partners' assistance will be vital in locating and securing multiple funding resources and incentives to complete the planned redevelopment work in the riverfront/downtown corridor. See the Attachments of this Proposal for documentation of these Leveraging Sources.

Supplemental capital in many forms will be needed to make redevelopment economically feasible. For example, Tourism Agencies, both State and Federal, will be a resource for Dixon due to their National Historic Preservation Districts, and many landmarks/museums dedicated to President Ronald Reagan, as Dixon was Reagan's boyhood home. Table 7 below lists other sources and uses of leverage Dixon will use in its brownfields program:

TABLE 7: SOURCES AND USES OF LEVERAGE		
Source of Funds	Use of Funds	Amount
Dixon Park District	Recreational Consultant; BRAC Member	\$1,690.00

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Dixon Area Chamber of Commerce	Property Owner Liasion; BRAC Member; Community Engagement & Outreach	\$2,400.00
Lee County Industrial Development Association	Property Owner Liasion; BRAC Member; Community Engagement & Outreach	\$900.00
KSB Hospital	BRAC Member; Community Engagement & Outreach	\$1,800.00
Krieder Services	BRAC Member; Community Engagement & Outreach	\$6,000.00
YMCA	BRAC Member; Community Engagement & Outreach	\$720.00
Dixon Public Schools	BRAC Member; Community Engagement & Outreach	\$4,200.00
Lee County	BRAC Member; Community Engagement & Outreach	\$2,580.00
Dixon Property Tax Abatements	Tax abatements as redevelopment incentives	Varies based on project
City of Dixon Tax Increment Financing	Redevelopment incentives	Varies based on project
Municipal Bonds	Redevelopment financing	Varies based on project
EPA Brownfields Cleanup Revolving Loan Fund Grants	Environmental Cleanup	Varies based on project
Illinois EPA Office of Site Evaluation – in-kind services	Site Assessments	Varies based on project
Historic Tax Credits	Federal tax credits for historic renovation projects	Varies based on project
New Market Tax Credits	Federal tax credit to help spur redevelopment in low-income and impoverished communities	Varies based on project
Enterprise zone	Property tax abatements and tax credits to encourage growth in economically distressed areas	Varies based on project
CDBG Grant Funding	Public Infrastructure, Economic Development, and Housing Grant Funding	\$450,000 to \$750,000
IDNR Grant Funding	Recreational Grants for Parks and Trails	Up to \$400,000

3. COMMUNITY ENGAGEMENT & PARTNERSHIPS:

a. Engaging the Community

i. Community Involvement Plan: The City of Dixon will build an alliance amongst key stakeholders and community partners that will be involved in the City's environmental redevelopment issues. If this grant is awarded, the City will create a Brownfields Redevelopment Advisory Committee to guide them in their site inventory, prioritization, and redevelopment efforts. These community engagement efforts will bring together residents, visionaries, community groups, government entities, and private and non-profit organizations to marshal financial and intellectual resources to improve the overall economic and environmental well-being of the City and its residents. Through this entire process, the City has been very vocal and transparent about their brownfield redevelopment plans, and they will continue in the same manner if they are awarded these assessment funds. In November 2015, armed with the most recent Brownfields Inventory, the City of Dixon held a Public Meeting to discuss brownfields within the City and to explain the City's pursuit of brownfields grant funding. Any Community/Public Meeting in the City of Dixon is highly publicized through various outlets, including: local newspapers, local radio stations, social media, and the City's website. At the November 2015 Public Meeting, the attendees were presented with Fact Sheets on the proposed assessment project which described the brownfields program overall and how it would aid the City in their redevelopment efforts. When this project commences, Dixon will continue to hold Public Meetings as necessary to relay information about the assessment process, including project milestones and redevelopment updates. In addition to the Community/Public Meetings, the City of Dixon will also hold Brownfields Redevelopment Advisory Committee meetings regularly. At these meetings, the brownfield sites will be analyzed and redevelopment plans will be discussed. This Proposal outlines our Community Partners, who will be vital members of our community involvement plan by broadcasting the City's Brownfields news at their regular meetings and events. The City will maintain the authority to make final decisions on the use of the grant funds, but will use their Community Partners' and Brownfields Redevelopment Advisory

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Committee Members' input in shaping those decisions. For any cleanup planning activities funded by this grant, the City will seek the community's input into cleanup and redevelopment decisions by presenting information regarding the proposed cleanup and reuse plans at one or more community meetings in collaboration with their appropriate Community Partners. Translation services are available through the City and via social media postings, so we will accommodate any non-English speaking residents/stakeholders, etc., when it is appropriate.

ii. Communicating Progress: As the City moves forward with the proposed assessment activities, the City will develop fact sheets on the status of brownfields assessment activities at important junctures. They will post these fact sheets on their webpage, at City Hall, and will utilize any necessary social media to notify the public of any activity with a direct link to the City's webpage. Once the Brownfield Assessment activities commence, the City will be sure to remain in regular, transparent communication with their residents and stakeholders. Since the City's proposal is community-wide, the focus of the notification program will be on the City as a whole, but with particular emphasis on the riverfront/downtown corridor. The appropriate notification methods that Dixon will utilize include newspaper articles, web publishing/posting, social media postings, and City Council meetings. In addition, our Community Partners will play vital roles in the community outreach efforts, directly notifying their organizations, as well as other civic and social groups to ensure the widest reach. If the City is awarded this grant funding, they will continue with the utilization of diverse notification methods to ensure that they reach a broad audience. The City of Dixon does have a sizeable Hispanic population, so the City will need to translate the community notification information into Spanish. In addition, the City of Dixon will seek out translation services for any households directly impacted by any assessment work. For any cleanup planning activities funded by this grant, the City will seek the community's input into cleanup and reuse decisions by presenting information regarding the proposed cleanup and reuse plans at community meetings in collaboration with their Community Partners.

b. Partnerships with Government Agencies

i. Local/State/Tribal Environmental Authority: Brownfields redevelopment is inherently challenging. To be successful, it requires the resources of various community and government agencies. Consequently, Dixon recognizes they can bolster their success rate in facilitating redevelopment by drawing on the different areas of expertise from their local, regional, state, and federal partners. Dixon has successful partnerships already in place and they will seek to develop others as they continue to advance to the next phases of their Brownfields Program. The Illinois Environmental Protection Agency's Office of Site Evaluation will be heavily involved in the assessment activities of the priority projects located in the riverfront/downtown corridor, serving as a vital partner by providing technical expertise and leveraged resources to complete the proposed assessment activities. The Illinois EPA will be a vital partner in overseeing the environmental assessment, and ultimate cleanup, of the riverfront/downtown through their Site Remediation Program (SRP) and eventually their voluntary Cleanup Program. Dixon's goal is to obtain a No Further Remediation (NFR) letter to facilitate the redevelopment plans of the riverfront/downtown corridor in alignment with their Riverfront Redevelopment Plan. Dixon will develop close working relationships with both the Lee County Health Department and the Illinois Department of Public Health if their assessment findings warrant their services. As described in Table 2, the potential contaminants that concern the City based upon historic use at the priority sites are heavy metals, VOC's, chlorinated solvents, asbestos, lead paint, and pesticides. Based on the list of expected contaminants, the City will carefully consider potential health risks to their residents. If these specific contaminants are identified through assessment activities, the City will share their data with both the Lee County Health Department and the Illinois Department of Public Health's respective health officials to discuss human health and environmental concerns.

ii. Other Governmental Partnerships: The City of Dixon recognizes and understands that brownfield redevelopment projects require a cooperative effort among City, County, State (IEPA), and Federal governments (US EPA), the business community, citizen groups, and environmental/technical professionals. As explained previously, the City does not have the adequate financial resources to deal with these sites on their own, so it's by necessity that Dixon develops relationships with their partners to maximize and leverage additional resources for these important projects. Dixon will continue to be aggressive in seeking funding from various State and Federal agencies to bring brownfields redevelopment projects to fruition. Examples of those agencies include: the State and Federal Departments of Transportation, the State and Federal Environmental Protection Agency, the Illinois Department of Natural Resources, the State and Federal Economic Development Agencies, and the Illinois Department of Commerce & Economic Opportunity. The Illinois Department of Natural

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Resources will also serve as a valuable resource in protecting the City's open lands and precious natural resources, which will only enhance the residents' quality of life. Dixon is a City that takes great pride in their history, and as such, the City has several historical sites, museums, and landmarks that are heavily visited by tourists each year. With this in mind, Dixon will work with the Illinois Historical Preservation Agency as well as the Illinois Department of Tourism on their redevelopment efforts to ensure that they are in line with both of those agency's overall goals for Dixon's heritage.

c. Partnerships with Community Organizations

i. Community Organization Description & Role

The City of Dixon has partnered with numerous grass-root and community organizations that will serve vital and meaningful roles in the Brownfields Program.

Community Partner	Organization Description	Role
Dixon Park District	The Dixon Park District maintains a high standard of leadership and competency in the promotion of sound environmental practices and lifestyles, and to maintain a creative and efficient park and recreation system.	Recreational Reuse Opportunities Consultant & Partner; BRAC Member; In-Kind Leveraging Pledged
Dixon Area Chamber of Commerce & Industry	The Dixon Area Chamber of Commerce is an organization of business and professional men and women who have joined together for the solution of their mutual business and community problems.	Property Owner Liaison; Planning; Community Engagement; BRAC Member; In-Kind Leveraging Pledged
Lee County Industrial Development Association	An Economic Development organization committed to building a better and stronger regional economy.	Property Owner Liaison; Planning; Community Engagement; BRAC Member; In-Kind Leveraging Pledged
Blackhawk Hills Regional Council	As northwest Illinois' regional planning commission, providing resources throughout the region on issues like community and economic development, land use, and natural resource conservation.	Regional Economic Development Consultant; BRAC Member; Funding Assistance
KSB Hospital	Katherine Shaw Bethea Hospital is a not-for-profit, independent healthcare provider, aiming to restore, maintain and enhance health by providing superior care.	Community Outreach and Engagement Assistance; BRAC Member; In-Kind Services Leverage Pledged
Blackhawk Waterways CVB	Blackhawk Waterways Convention & Visitors Bureau (CVB) is a non-profit CVB, dedicated to promoting the Illinois counties of Carroll, Lee, Ogle, and Whiteside as a tourism destination.	Recreational Reuse Opportunities Consultant; Tourism Consultant for Redevelopment Opportunities
Kreider Services	Kreider Services is a community social services agency committed to providing meaningful support for people with disabilities.	BRAC Member; Outreach Support; In-Kind Services Leverage Pledged
Lee County Tourism Council	County-wide organization dedicated to promoting the social, recreational, historical, and quality of life facets of Lee County.	Community Engagement and Outreach; BRAC Member
YMCA	Community-based organization supporting youth development, healthy living, and social responsibility.	BRAC Member; Community Engagement & Outreach; In-Kind Services Pledged
Dixon Public Schools	Dixon Public Schools, in cooperation with the community, will provide students with a comprehensive educational program that produces well-educated, self-sufficient, and involved citizens	BRAC Member; Community Outreach and Engagement; Property Owner Liaison; In-Kind Services Pledged

ii. Letters of Commitment: The Letters of Support from each of our Community Partners are available in the Attachments of this proposal, detailing their roles, in-kind community outreach efforts, and resource sharing for the proposed project.

d. Job Creation Potential: Partnerships with Workforce Development Programs

To date, there have not been any EPA Job Training Grants awarded to any northern Illinois entity aside from the City of Chicago. However, the City of Dixon will work with their local Illinois Local Workforce Investment Area Office to prepare area residents for the jobs that are created on sites assessed with these grant funds. The Illinois Local Workforce Investment Area Office will work to prepare participants for jobs suited to the Dixon economy, including green jobs, local food production, environmental field work jobs, and manufacturing jobs.

4. PROJECT BENEFITS:

a. Welfare, Environmental, and Public Health Benefits: If the City of Dixon is awarded this assessment grant funding, there is an assurance that environmentally contaminated properties within the Target Area (as identified in the Community Need section) and throughout the rest of the City will be assessed within the next three years, reducing and/or eliminating the existing threat to human health and the environment that currently exists. The first critical step in the redevelopment of brownfield properties is to stop the community's exposure to contaminants (Petroleum, Lead, Asbestos, Pesticides, VOCs, PCBs, etc., as per Table 2), and if this funding is awarded, the City of Dixon will be able to do just that. As it was discussed in the Community Need section of this proposal, the priority sites that have been identified by the City are located in close proximity to residential neighborhoods, more specifically the neighborhoods consisting of sensitive populations of Dixon which include minorities, lower-income residents, and households living below the poverty level. The assessment and remediation of these sites will eliminate the paths of exposure that these residents may have to these contaminated properties, including the inhalation and ingestion of particulates and vapors, and direct physical contact with the contaminants. The assessment and eventual cleanup of these sites will also protect the waters of Dixon, as there is a strong connection between brownfields cleanup and improved water quality. By cleaning up these environmentally impaired sites, we remove both surface threats (everything from drums of hazardous materials to buildings contaminated with hazardous substances) and subsurface threats (contaminated soils and groundwater) which, if left unchecked, would affect both surface water bodies (the Rock River and its tributaries) and aquifers. Assessing brownfield sites in Dixon will pave the way for these sites to be redeveloped, providing for a more productive end-use for these properties, subsequently reducing the number of vacant and under-used commercial and industrial properties in the City. Providing developable land will meet the needs and goals identified in the Community Need section, which is to promote reinvestment and development/redevelopment along the riverfront and throughout downtown; establish a unique character for the downtown and riverfront areas; promote job creation; provide more affordable housing opportunities; implement sustainable growth management; enhance recreational opportunities; address contamination from potential brownfield sites that are directly impacting the health and safety of the City's residents and bring them back to a more productive end-use.

Dixon's recent \$2M ITEP (Illinois Transportation Enhancement Program) Grant Award for the construction of a shared-use path in the Target Area will be a direct project benefit of brownfields funding. Before properties can be purchased for the construction of the shared-use path, they will need to undergo assessment activities, which this brownfields grant can fund. In turn, the path construction will provide much needed connectivity for the City, providing for the connection of people to employment opportunities, retail destinations, schools, and extensive existing pathways throughout the City and even State. The Dixon community has long expressed a desire for a more publicly accessible riverfront that is complemented by gathering places and recreational opportunities. The Rock River is a unique natural feature that helps define the character of the Dixon Riverfront area. Incorporating additional park and open space can help reinforce the distinctiveness of the area and attract additional visitors. Open and green spaces are needs that makeup significant parts of the mixed-use concept plan that has been developed for the riverfront/downtown properties. The continued planned system of continuous parks, pathways, scenic drives, and fishing sites on both sides of the Rock River could be one of the best examples of an urban greenway in Illinois – or anywhere else in the entire nation. In addition, the City of Dixon's Brownfields Program embodies the Livability Principles of a) providing more transportation choices; b) promoting equitable, affordable housing; c) increasing economic competitiveness; d) supporting existing communities; e) leveraging federal investment; and f) valuing communities and neighborhoods. Equitable, affordable housing development is a redevelopment goal

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at the ConAgra/Beier Bag site, which is listed a priority project site. With the creation and implementation of the Riverfront Master Plan and the City's Strategic Plan, with an emphasis on sustainability, one of the City's primary goals is clearly improving the overall quality of life for their residents and its community.

To protect public health during the assessment activities proposed by this grant proposal, the City of Dixon plans to provide notice to neighborhood residents prior to the commencement of any activities that may have an impact on public health. These activities might include, but are not limited to, drilling or soil removal that may allow for airborne contaminants to be ingested or inhaled. Dixon will ensure that access to the site will be prohibited during assessment activities. A Health and Safety Plan (HASP) will be completed for the site where any intrusive sampling will occur. As specified in the HASP, when subsurface samples are collected or hazardous building materials are disturbed, the release of particulates and vapors will be monitored and controlled. The assessment data generated will be used to help the City and/or a developer determine how to protect the community during redevelopment activities.

b. Economic and Community Benefits: Redevelopment is essential to Dixon's economic revitalization and future growth. Brownfields redevelopment facilitated by assessment grant funds will result in direct economic benefits for residents in affected neighborhoods, and the City as a whole, through creation of job opportunities, improved economic activity, and growth in the tax base. Dixon has experienced the effects of the most recent economic recession and can attest to the challenges it has created, including an increase in the number of job losses and business closures over the years. This grant would benefit the community because it will set the course for the cleanup of brownfields, eliminate blight, and return properties to productive use. This will mean new investment and new business that will offer employment opportunities to local residents and will increase Dixon's tax base. It is anticipated that redevelopment of the priority sites in Section 1.b could create up to 45 new jobs, increase the cumulative property value of those sites by as much as \$1 million, and increase annual tax revenues. Increased tax revenues would allow Dixon to improve the provision of critical services, increase economic development opportunities and provide additional resources to address more brownfields. Residents living in the target area will benefit directly because they will once again have access to nearby jobs and retail services. Dixon hopes to replace as many of the previously lost manufacturing jobs as possible by attracting new businesses to the cleaned up and redeveloped brownfield sites. This assessment and redevelopment project also will help protect and develop parks/green space, with the assistance of the City's \$2M ITEP grant to construct a multi-use path that will connect the City. In addition, this funding will help protect and restore Dixon's waterway, support reuse of existing infrastructure, and promote sustainable development in accordance with the goals and objectives of the Riverfront Master Plan and Dixon Strategic Plan, including 1) incorporation of smart growth / sustainable growth design principles; 2) use of vacant, underdeveloped and re-developable land for which urban services are readily available; 3) full scale redevelopment of severely blighted and deteriorated neighborhoods; 4) redevelopment of vacant and abandoned properties to return them to productive use and generate additional tax revenue; and 5) preserve natural resources and environmentally sensitive areas. Dixon plans to create a sustainable brownfields program that will revitalize and transform brownfield sites. Within Dixon's planning documents, the community has identified the cleanup and redevelopment of brownfields as a key component of economic recovery and future growth. This proposed assessment grant would provide the funds needed to evaluate brownfields in high priority redevelopment corridors, like the riverfront/downtown, and to work to control the exposure to and migration of contamination from those sites, thereby improving the health and welfare of Dixon's residents and the environment. Without assistance from the USEPA, the community lacks resources to effectively address the blight, potential contamination, and bleak redevelopment potential of the community's brownfields.

5. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE:

a. Audit Findings: The City of Dixon has not received adverse audit findings from an OMB Circular A-133 Audit, or from any audit conducted by a federal, state, or local government. In addition, the City of Dixon has not been awarded US EPA Brownfields Grant funding to date, so they have not had any adverse audit findings from US EPA either.

b. Programmatic Capability: The City of Dixon has the requisite ability and capacity to manage this Brownfields Assessment grant. If awarded this funding, the City of Dixon will effectively manage the grant and successfully perform each phase of work on the project. City Manager, Cole O'Donnell, will serve as this project's Project Manager, acting as the City's primary contact and will be responsible for submitting quarterly reports, financial reports, progress reports, and the final summary report to EPA Region 5 Staff with the assistance of the City's selected qualified environmental consultant. As the

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Project Manager, the City Manager will also be responsible for the coordination of grant work with the City's selected Environmental Consultant, all appropriate governmental bodies, all community partners, the public, and all other stakeholders involved in these grant related activities. Mr. O'Donnell, the current City Manager, is now serving in his 2nd year with the City of Dixon and has been very committed to developing and implementing the City's brownfields program. As the City Manager, he oversees a division charged with administering the planning, sustainability, neighborhood program, neighborhood and building inspection functions of the City, and with managing economic and urban development efforts. As the City Manager, he is part of an executive team that manages the day-to-day operations for a municipal government of more than 15,000 residents with an annual budget of approximately \$10 million. In addition to the Project Manager, the City will procure a brownfields consultant that has a proven track record with programmatic reporting with EPA Brownfields grants. The City will adhere to their Work Plan, schedule, and all terms and conditions required by US EPA. The selected environmental consultant will work closely with IEPA and the assigned US EPA Grant Manager to oversee and approve environmental activities. Dixon will follow all federal procurement procedures when hiring a brownfields consultant. Dixon understands the importance of identifying the outcomes and outputs that our Brownfield Project will achieve, and as such will demonstrate to U.S. EPA the important outcomes and outputs of our Brownfield Project by updating the ACRES System quarterly with progress made.

c. Measuring Environmental Results: Anticipated Outputs/Outcomes: Dixon will create an electronic database for this project to track the following outcomes and outputs:

TABLE 8: PROJECT OUTCOMES AND OUTPUTS	
OUTCOMES	OUTPUTS
Number of sites identified with off-site risks	15 Phase I ESAs
Number of response actions at identified sites	6-8 Phase II ESAs
Number of sites redeveloped and amount of investment	Cleanup planning (ROR/RAPs, site reuse plans)
Number of new jobs and amount of tax revenue generated	Illinois SRP enrollments
Number of acres redeveloped/reused	Community outreach events

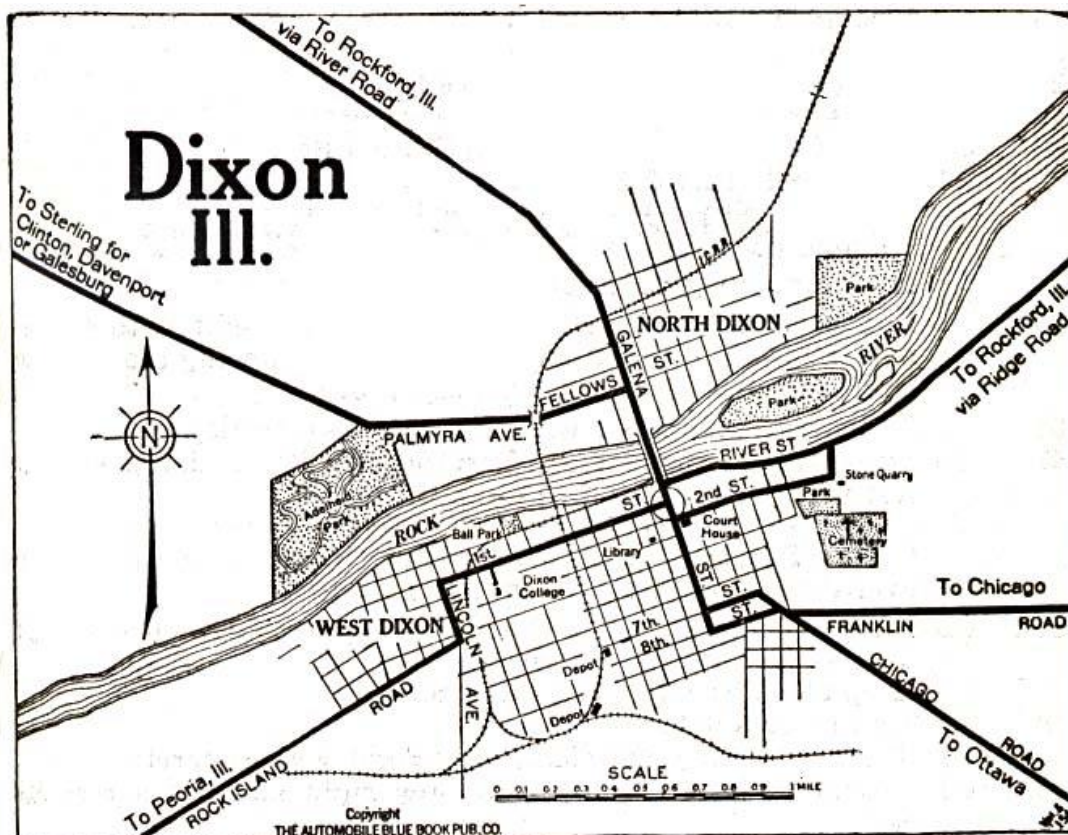
d. Past Performances & Accomplishments

- i.** The City of Dixon has NOT received an USEPA Brownfields Grant
- ii.** The City of Dixon Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

1. Purpose and Accomplishments: While the City of Dixon has not been a recipient of EPA Brownfields Grant funding yet, the City of Dixon has been awarded federal and state grant funding. A few examples are below:

- **Heritage Crossing Project:** Heritage Crossing is the name of an ambitious project in Dixon's riverfront/downtown that turned two blocks of riverfront parking into a "downtown" gathering place featuring trails; performance space; restrooms; and a life-sized statue of Dixon native, President Ronald Reagan. Initial funding for the \$4.5 million project was provided by a \$2.5 million federal transportation grant. The funding gap filled by the community. To date, the community in Dixon has raised an additional \$1.36 million in funds that were needed to help complete the improvements. The first phase of the City of Dixon's riverfront development, Heritage Crossing, has been completed. The dedication of the Heritage Crossing Riverfront Plaza was held on Friday, August 14, 2009.
- **Illinois Environmental Protection Agency Municipal Brownfields Redevelopment Grant Project:** Dixon applied for IEPA Municipal Brownfields Redevelopment Grant funding in 2003. The project was for the assessment of the former Rock River Ready Mix site, located at 66 Logan Avenue in Dixon. The planned end-use for this site was residential and recreational. An NFR for the site was issued on December 14, 2005. The City followed all administration requirements, including reporting and project closeout, and the project was completed without any issues.

2. Compliance with your Grant Requirements: With any Federal or Non-Federal grant funds that the City of Dixon has received, they have maintained compliance with the Work Plan, project schedule, and abided by all terms and conditions. The City of Dixon met all reporting requirements in a timely and efficient manner. Dixon has been compliant with all special grant conditions and have closed out each project in a successful manner.



Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/21/2016

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Dixon

* b. Employer/Taxpayer Identification Number (EIN/TIN):

36-6005850

* c. Organizational DUNS:

0820461940000

d. Address:

* Street1:

121 West 2nd Street

Street2:

* City:

Dixon

County/Parish:

* State:

IL: Illinois

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

61021-0000

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

* First Name:

Cole

Middle Name:

S.

* Last Name:

O'Donnell

Suffix:

Title:

City Manager

Organizational Affiliation:

City of Dixon

* Telephone Number:

815-288-1485

Fax Number:

* Email:

cole.odonnell@discoverdixon.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-16-08

* Title:

FY17 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

NONE

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

DixonLocationMap.pdf

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

City of Dixon, Illinois - FY2017 USEPA Brownfields Community-Wide Assessment Grant Application
\$300,000 grant request (\$150,000 Hazardous Substances; \$150,000 Petroleum)

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: